GENERAL PLAN

CITY OF FONTANA

Recommended by the Fontana Planning Commission

November 2, 1989 per PC Resolution No. 89-29

Approved by the Fontana City Council

May 15, 1990 per Resolution No. 90-90

Amendments to the 1990 General Plan:

December 18, 1990	Resolution No. 90-281
May 21, 1991	Resolution No. 91-102
August 6, 1991	Resolution No. 91-176
October 1, 1991	Resolution No. 91-209
December 17, 1991	Resolution No. 91-254
July 21, 1992	Resolution No. 92-108
November 3, 1992	Resolution No. 92-149
November 24, 1992	Resolution No. 92-155
August 3, 1993	Resolution No. 93-97
October 19, 1993	Resolution No. 93-124
April 5, 1994	Resolution No. 94-26
May 17, 1994	Resolution No. 94-46
August 2, 1994	Resolution No. 94-95
November 1, 1994	Resolution No. 94-125
May 16, 1995	Resolution No. 95-24
August 15, 1995	Resolution No. 95-59
December 5, 1995	Resolution No. 95-71
December 5, 1995	Resolution No. 95-72
December 19, 1995	Resolution No. 95-74
October 1, 1996	Resolution No. 96-54
October 15, 1996	Resolution No. 96-60
October 15, 1996	Resolution No. 96-61
September 2, 1997	Resolution No. 97-71

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City of Fontana, State of California

LAND USE POLICY MAP

GENERAL PLAN LAND USE LEGEND

RESIDENTIAL

R-E	Residential Estates
R-L	Low Density Residential
R-IE	Industrial Estates
R-PC	Residential Planned Community
R-SF	Single Family Residential
R-ML	Medium-Low Density Residential
R-M	Medium Density Residential
R-MH	Medium-High Density Residential

COMMERCIAL

C-O	Office Professional
C-C	Community Commercial
C-G	General Commercial
C-R	Regional Commercial
CMU	Community Mixed Use
RMU	Regional Mixed Use

INDUSTRIAL

I-P	Planned Industrial
I-G	General Industrial
I-SP	Industrial Specific Plan

PUBLIC FACILITY

P-UC	Utility Corridor
P-R	Recreational
P-S	School
P-PF	Public Facility
P-I	Institutional

OPEN SPACE

OS-N	Natural Area
OS-R	Resource Area

SPECIFIC PLAN LEGEND

#1	Southridge Village
#2	Rancho Fontana
#3	Walnut Village
#4	Rescinded
#5	Southwest Industrial Park
#6	Northgate
#7	Rescinded
#8	West End
#9	Fontana Gateway
#10	Rescinded
#11	South Park
#12	Hunter's Ridge
#13	Empire Center
#14	Rescinded
#15	California Landings
#16	Sierra Lakes
#17	Westgate
#18	Summit Heights

- City Limit
- Sphere of Influence
- Parcel
- Easement
- 9300 City Address Block
- Specific Plan

Scale
1: 24000
1 inch = 2000 feet
0 2000 4000 feet

General Plan Amendments

Resolution No.	Adoption Date
90-281	December 18, 1990
91-102	May 21, 1991
91-176	August 6, 1991
91-209	October 1, 1991
91-254	December 17, 1991
92-149	November 3, 1996
94-46	May 17, 1994
94-95	August 2, 1994
94-125	November 1, 1994
95-59	August 15, 1995
95-71	December 5, 1995
95-72	December 5, 1995
95-74	December 19, 1995
96-61	October 15, 1996
98-20	February 17, 1998
98-47	June 2, 1998
Ord. No. 1268	November 17, 1998
98-109	December 1, 1998
Ord. No. 1286	May 17, 1999
99-103	October 19, 1999

Note: Please refer to General Plan Land Use Policy Map in the Fontana Building and Safety/Planning Division for parcel specific designations. Land use designations in approved specific plans are descriptive and generalized in nature. See specific plans for details.

City of Fontana GIS

BASEMAP UPDATE: MARCH 2001

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Introduction

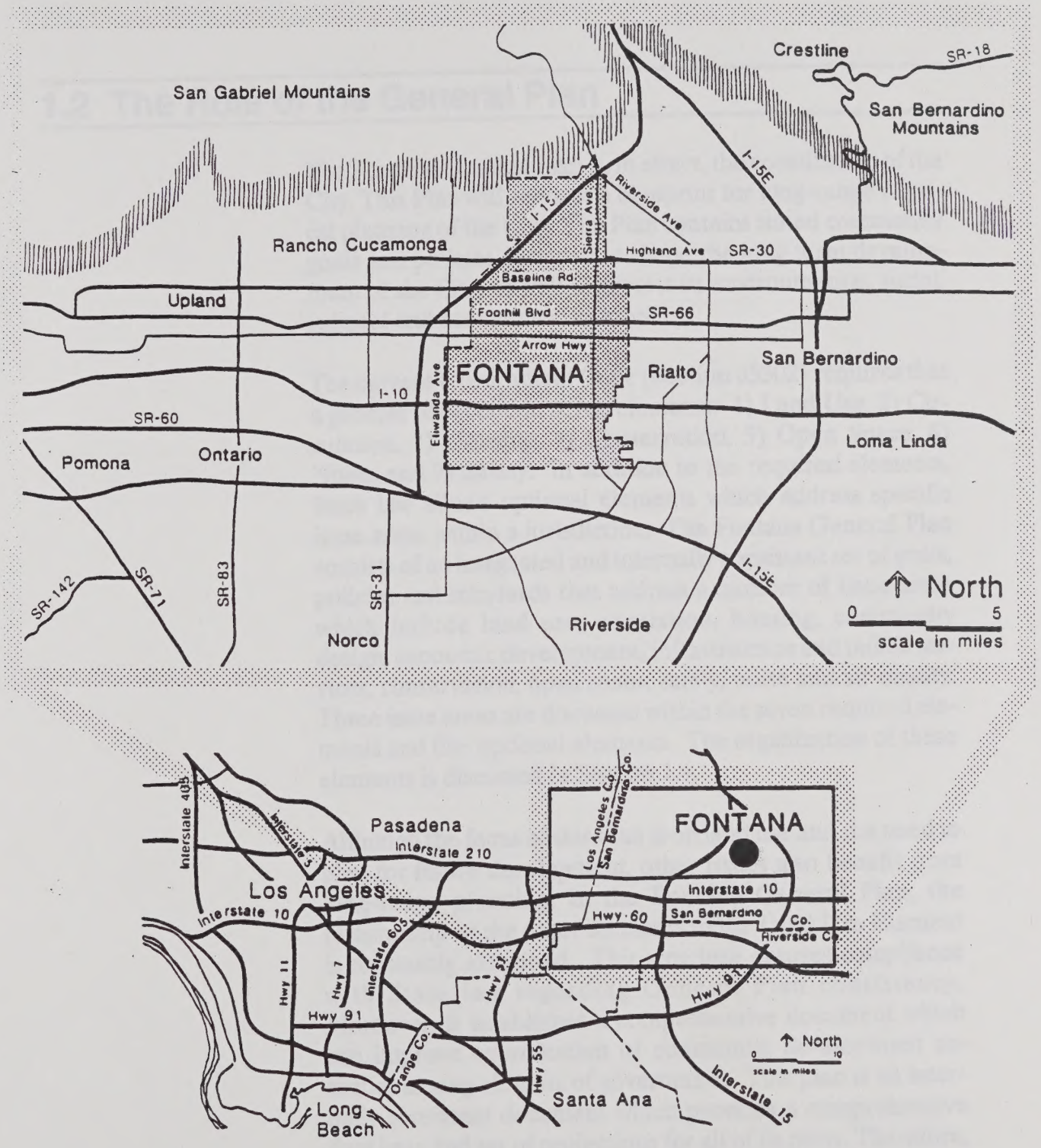
1.0 INTRODUCTION

1.1 Planning for the Future

The Fontana Planning Area comprises a 53-square mile area astride a large alluvial fan at the base of the San Bernardino Mountains. Located in the southwestern portion of San Bernardino County, Fontana serves as the hub of the rapidly growing Inland Empire. The planning area is generally characterized by an older city core, recent residential development, and large tracts of vacant land. These tracts of relatively inexpensive land and the current demand for affordable housing and jobs have served to focus attention on the area's potential for growth. How that anticipated growth is directed and controlled is the focus of this plan.

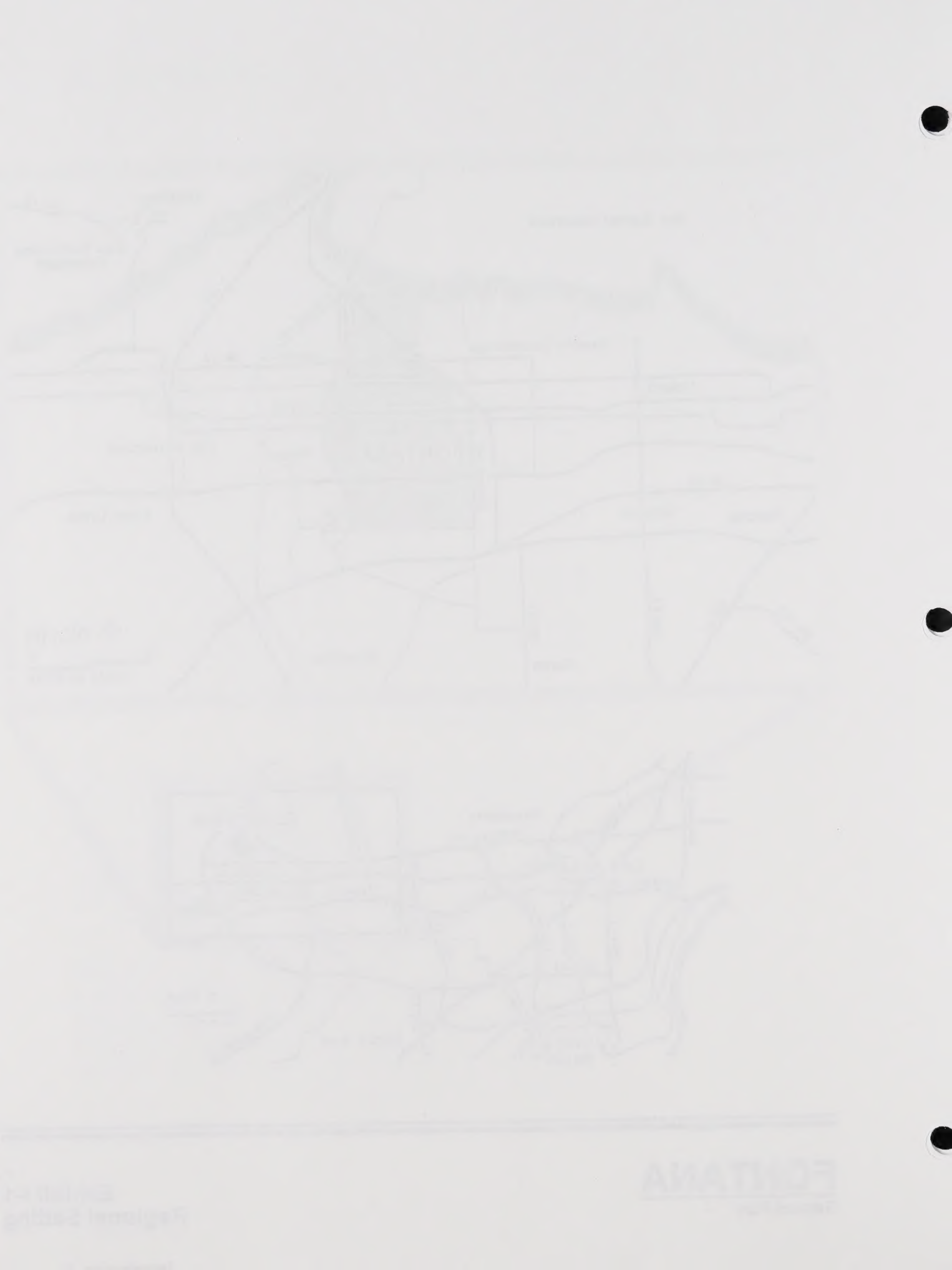
The Inland Empire is situated on the eastern edge of the Los Angeles Basin (see Exhibit I-1). Over the next 20 years, this entire area has been projected to outpace growth in the neighboring metropolitan areas in Los Angeles and Orange counties. The City of Fontana and its Sphere of Influence are adjacent to major north-south and east-west transportation corridors and are centrally located in the Inland Empire.

The City has a rich cultural history and enjoys some unique environmental features. It is also a City that shares problems common to neighboring cities such as smog, congestion, and the loss of a rural lifestyle. The Fontana General Plan serves to guide expected growth while attempting to preserve the positive attributes of the planning area.



FONTANA
General Plan

Exhibit I-1
Regional Setting



1.2 The Role of the General Plan

The Fontana General Plan is, in effect, the constitution of the City. This Plan will serve as a blueprint for long-range physical planning of the City. The Plan contains stated community goals and policies designed to shape the long term development of the City, as well as protect its environmental, social, cultural and economic resources.

The current Government Code (Section 65302) requires that a general plan contain seven elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, and 7) Safety. In addition to the required elements, State law allows optional elements which address specific issue areas within a jurisdiction. The Fontana General Plan consists of an integrated and internally consistent set of goals, policies and standards that address a number of issue areas which include land use, circulation, housing, community design, economic development, infrastructure and public services, conservation, open space, safety, noise and air quality. These issue areas are discussed within the seven required elements and five optional elements. The organization of these elements is discussed in Section 1.4.

Although the focus of this Plan is on land use and the need to plan for future development, other issues also benefit from long-range planning. In the Fontana General Plan, the relationship of the other elements to the Land Use Element is constantly examined. This structure ensures compliance with State law regarding General Plan consistency. Moreover, it establishes a comprehensive document which can improve coordination of community development activities among all units of government. This plan is an internally consistent document which provides a comprehensive data base and set of projections for all of its parts. Therefore, it is anticipated that the Plan will require periodic review and

possible amendment to ensure that the information presented is timely and relevant.

Planning case law has placed the General Plan atop the hierarchy of local government law regulating land use. Consequently, consistency between the General Plan and all other land use plans, policies and programs is necessary. Zoning ordinances, specific plans, redevelopment plans and individual project plan proposals must be consistent with the goals, policies and standards contained in the General Plan. In addition, all capital improvements and public works projects must be consistent with the General Plan.

1.3 Preparation of the Plan

The public plays an important role in both the preparation and implementation phases of the General Plan. Because the General Plan reflects community goals and objectives, citizens must be involved with issues identification and goal formulation. The City made every effort to ensure that the public and various civic and professional organizations were consulted during the plan preparation stage. Additional public involvement was also encouraged through the public hearing process.

Citizen groups and individuals actively participated in preparation of the General Plan through a series of General Plan Advisory Committee meetings, the use of a general plan questionnaire, other public meetings and workshops. Additionally, many citizens and representatives from the business community attended general plan public study sessions and public hearings. This document is based upon a concensus identification of community goals and policies.

The General Plan Advisory Committee was instrumental in identifying the issues to be addressed in the Plan, and in drafting goals and policies and the General Plan Land Use Policy Map. The members were chosen from a variety of interest

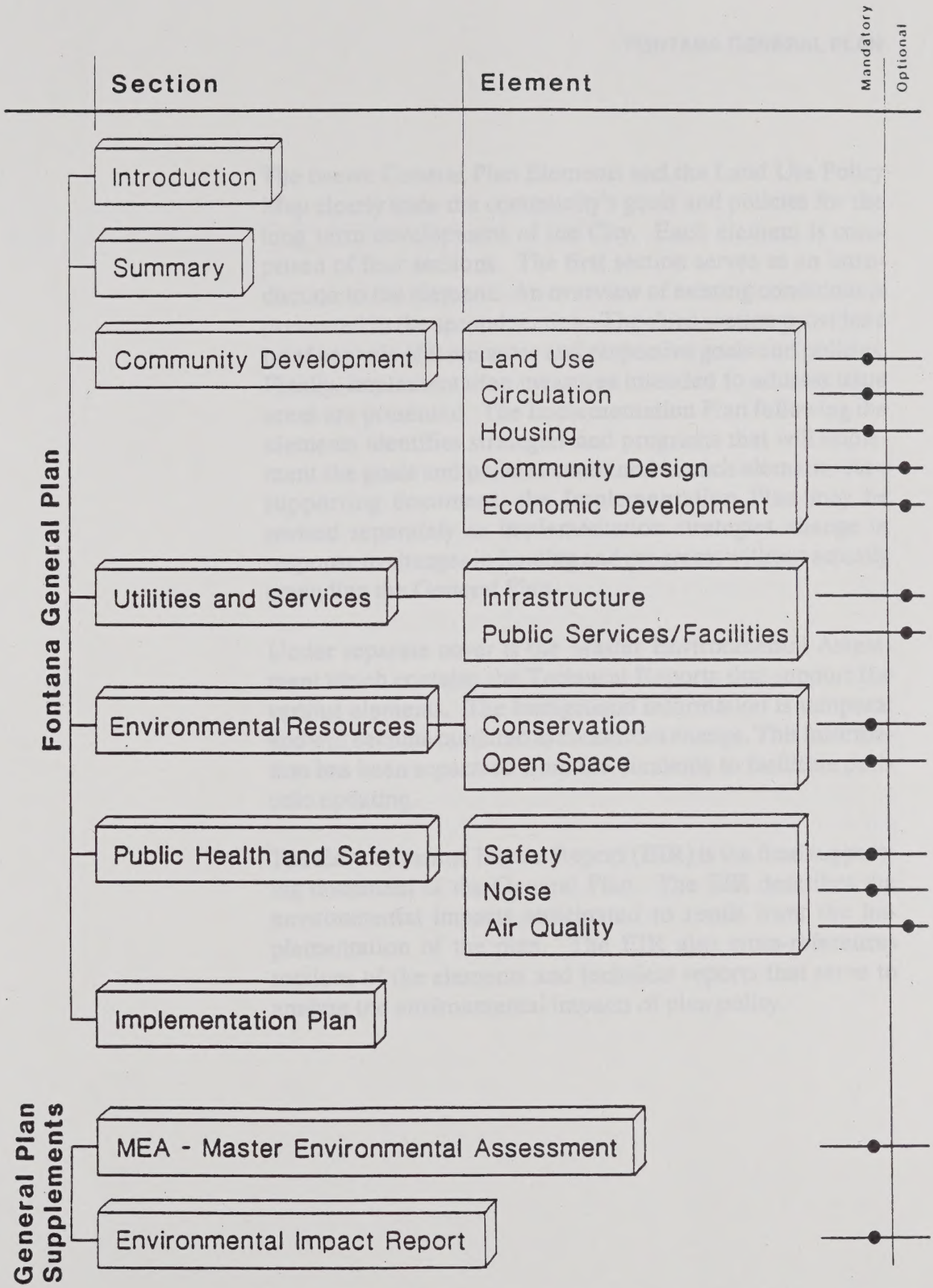
groups within the City; therefore, a cross section of knowledge and concern surfaced from the meetings with this committee.

Finally, the Draft General Plan and its supporting documents underwent rigorous review at public hearings held before the City of Fontana Planning Commission and City Council. At that time, the appointed and elected officials heard public testimony concerning the adequacy of the Draft General Plan.

1.4 Organization of the General Plan

The Fontana General Plan consists of twelve separate elements which together satisfy the content requirements of State general plan law. The twelve elements are contained within four sections which organize related elements by subject matter and purpose. For example, the Public Health and Safety section contains the State-mandated Safety and Noise Elements and the optional Air Quality Element. These elements are combined within a section because of their intimate relation to the health and safety of Fontana's citizens. A graphic illustrating the organization of the General Plan is provided on Exhibit I-2.

A number of supporting documents are provided within the General Plan or under separate cover. These include the accompanying Implementation Plan and Environmental Assessment which includes the Technical Reports. The Environmental Impact Report (EIR) is also under separate cover.



FONTANA
General Plan

Exhibit I-2
General Plan Organization

The twelve General Plan Elements and the Land Use Policy Map clearly state the community's goals and policies for the long term development of the City. Each element is comprised of four sections. The first section serves as an introduction to the element. An overview of existing conditions is presented in the second section. The third section provides a brief analysis of issue areas and respective goals and policies. Finally, implementation measures intended to address issue areas are presented. The Implementation Plan following the elements identifies strategies and programs that will implement the goals and policies contained in each element. As a supporting document, the Implementation Plan may be revised separately as implementation strategies change in response to changes in funding and programs without actually amending the General Plan.

Under separate cover is the Master Environmental Assessment which contains the Technical Reports that support the various elements. The background information is temporal and will become outdated as conditions change. This information has been separated from the elements to facilitate periodic updating.

The Environmental Impact Report (EIR) is the final supporting document of the General Plan. The EIR describes the environmental impacts anticipated to result from the implementation of the plan. The EIR also cross-references sections of the elements and technical reports that serve to analyze the environmental impacts of plan policy.

1.5 Amendment of the General Plan

The State recognizes the dynamic nature of the General Plan and provides for periodic review of the document to insure that it is consistent with the conditions, values, expectations, and needs of the community. The General Plan Guidelines state:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."

The State requires a Housing Element update to be conducted every five years and revisions to be made as necessary to reflect "new conditions, local attitudes, and political realities." It may also be appropriate for a comprehensive review of the entire General Plan to be made along with any subsequent revisions at a time which is concurrent with the Housing Element update. The format of the Fontana General Plan is designed to facilitate the updating and amending of the General Plan by the City.

1.6 GLOSSARY

A-Weighted Decibel (dBA) - A numerical method of rating human judgment of loudness. The sound pressure level in decibels, as measured on a sound meter, uses an A-weighting filter to de-emphasize the very low and very high frequency components of sound in a manner similar to the response of the human ear.

Affordable Housing - Housing is considered affordable to all households if it costs no more than 30 percent of gross monthly income for rents and up to 3.0 times annual income for purchasing a home. These are the standards used by the Federal and State governments and the majority of lending institutions.

Air Basin - One of 14 self-contained regions minimally influenced by air quality in contiguous regions.

Air Pollutant Emissions - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

Air Quality Standard - A health-based standard for air pollution established by the Federal government and the State.

Ambient Noise Level - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Arterial - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

CNEL - Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night before 7 a.m. and after 10 p.m.

Collector - A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Conservation - The management of natural resources to prevent waste, destruction or neglect.

Coverage - The proportion of the area of the footprint of a building to the are of the lot on which it stands.

Day-Night Average Level (Ldn) - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

Decibel, dB - A unit for describing the amplitude of sound, equal to 20 time the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Density - The number of families, individuals, dwelling units or housing structures per unit of land.

Dwelling - A structure or portion of a structure used exclusively for human habitation.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Potentially Active Fault - (1) A fault that last moved within the Quarternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fire Flow - A rate of water flow that should be maintained to halt and reverse the spread of a fire.

Flood Plain - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floor Area Ratio - The gross floor area of all buildings on a lot divided by the lot area.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Example: "To enhance the open-space amenities of the community."

Ground Failure - Mudslide, landslide, liquefaction or the compaction of soils due to seismic-induced groundshaking.

Ground Water - The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir for potable water.

Gross Acres - All land within a defined area, including private and public ownerships, rights-of-ways, easements, etc.

Handicapped - The count of persons with disabilities or handicaps in the U.S. Census is based on self-definition with no medical documentation required. As a result, the definition of handicaps may include asthma, arthritis, mental illness, diabetes, etc., as well as musculoskeletal diseases, paralysis, etc., which require modification to housing.

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals and nuclear fuels.

Historic Area - A district or zone designated by local, state or federal authorities within which buildings, structures and places are of basic and vital importance due to their association with history, or their unique architectural style and scale, or their relationship to a square or park, and therefore should be preserved and/or developed in accord with a fixed plan.

Household - The Census considers all persons living in a dwelling unit to be a household whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income - The total of income of all the people living in a household. Households are usually described as very low income, low income, moderate income, middle income, and upper income according to their household size and relation to the regional median income for that household size.

- Very Low Income = 0-50% of the regional median income.
- Low Income = 51-80% of the regional median income.

- Moderate Income = 80-120% of the regional median income.
- Upper Income = over 120% of the regional median income.

Implementation Measure - An action, procedure, program or technique that carries out general plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan."

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Intensity - The level of land use (low to high) for buildings--lot coverage, floor area ratio, building bulk.

Land Use - A description of how land is occupied or used.

Landslide - A general term for a falling or sliding mass of soil or rocks.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Street - A street providing direct access to properties and designed to discourage through-traffic.

Median Income - The income category for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half below.

Net Acres - The developable portion of a given site less public rights-of-way, easements, and open space.

Noise - Any unwanted or undesirable sound

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe community exposure.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated or reserved for public or private use or enjoyment.

Policy - A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals, and standards in both the text and diagrams.

Special Housing Needs - Those characteristics of the population (other than income) which cause households to have difficulty obtaining housing. The elderly, the handicapped, large families, the homeless, migrant farmworkers, and female-headed households are all considered to have special housing needs under state law.

Specific Plan - A detailed land use plan conforming with the requirements of the State of California Government Code (Title 7, Div. 1, Chapter 3, Articles 8-10) and, in the case of R-PC (Residential Planned Community) areas, additional requirements as defined in the R-PC subsection of the Land Use Element.

Summary

2.0 SUMMARY

The City of Fontana is a city in transition. It is a city attempting to deal with the pressures of the future while maintaining a link with the past. Although Fontana can be considered an older city because of it's agricultural heritage, it is a youthful city in many respects. Extensive areas of undeveloped land provide many opportunities for growth. That growth will bring many changes to Fontana. The central purpose of this General Plan is to guide growth and change in the community in a way which promotes the health, safety and quality of life of its citizens.

This section of the General Plan summarizes the vital issues, concerns, opportunities and constraints associated with the city's future. It includes the goals developed by the

city to address these issues. Implementation of this Plan will help the city achieve the future desired by its residents.

2.1 Issues and Opportunities

The following statements reflect present concerns expressed by Fontana residents with regard to the City's future. The statements were derived from a variety of sources. Questionnaires sent to a cross-section of citizens, the input of General Plan Advisory Committee members, and comments by individual residents at various community meetings and workshops all contributed to the list of concerns. In addition, research and analysis of existing conditions with regard to traffic, land use, housing and population, environmental

resources and health and safety issues contributed as well. These issues and concerns formed the basis for development of the goals and policies which follow.

The issue statements are generally linked to specific areas of concern. No attempt to rank the importance of any one issue is intended.

Land Use:

- Large tracts of undeveloped land are available in Fontana; many opportunities for infill development are available as well.
- The City's suburban character should be maintained.
- A rural lifestyle should continue to be accommodated for Fontana residents desiring it.
- Commercial areas need to be expanded for more shopping opportunities.
- More industry is needed to provide jobs but it should be tightly regulated to minimize pollution.
- Land should have adequate infrastructure and services planned into it.
- Parks, recreation and a better environment for Fontana's children are important concerns.
- High density is causing traffic and public service problems.
- Housing market needs to be balanced with the job market.
- Some land uses are in conflict with others, e.g. unbuffered residential adjacent to freeways.
- Some land areas of the city represent risks to the health and safety of Fontana's citizens, e.g. fault zones and wildfire areas.
- A regional shopping area is desirable in Fontana.
- New neighborhoods should include commercial centers.
- Some older areas of the city need to be upgraded.

Traffic and Circulation:

- Current growth is straining the capacity of some streets; continued growth will exacerbate this problem.
- More traffic signals are needed and many streets need improvement.
- Truck traffic should be controlled to reduce congestion.
- Curvilinear streets tend to create confusion.
- More parking is needed in the downtown area.
- Mass transit should be encouraged and "park and ride" facilities expanded.

Housing:

- The City could use more move-up, higher quality housing types.
- Small-lot single-family, and multi-family housing types are overbuilt in Fontana.
- A range of housing types continues to be needed in the City.
- The city needs jobs to balance housing opportunities.
- Adequate housing for seniors is needed.
- Single-family residential lots should be a minimum of 7200 square-feet.

Community Design:

- The City's image should be changed from that of a "blue-collar steeltown."
- The utility and desirability of strict design standards, architectural review, and building codes are useful tools in bettering Fontana's image.
- The future of the Kaiser Steel property will play an important role in determining Fontana's future image.

- Consistent design standards are needed.
- A better quality of housing is needed in Fontana.
- Fontana "needs a heart" - a central governmental center and a commercial focus.

Economic Development, Utilities, and Public Services:

- The City's tax base needs to be increased, i.e. commercial development needs to be increased.
- Vehicle-related and equipment sales are a viable means of increasing the tax base.
- New development should be required to pay its own way in terms of infrastructure and public services.
- New residential areas are creating a drain on the City's ability to provide public services city-wide; new commercial and industrial development is seen as a cure for this problem.
- A jobs/housing balance is needed to balance the City's economic future.
- Small business development should be supported.
- New development should be allowed only when adequate infrastructure and public services are available.
- New development plans must be economically viable.
- The City needs to capture tax benefits from County areas.
- More schools are needed, particularly in newly developing areas.

Environmental Resources:

- More open space for parks and recreation is desired, especially for senior citizens.
- Rural character needs to be maintained in some areas of the City.
- Fontana needs to be greener; it needs more trees.

- A better environment is needed for children.
- The Jurupa Hills and San Gabriel Mountains are an important resource with regard to viewshed, wildlife habitat and open space.
- Groundwater supplies need to be protected from pollution.
- The City has a number of historical resources which can and should be preserved.
- The numerous utility easements in the City provide opportunities for recreational open space.
- Open space should be used to buffer residential uses from commercial/ industrial areas.

Public Health and Safety:

- Industries dealing with hazardous materials or which produce hazardous wastes are an important concern in Fontana.
- Fontana needs more non-polluting industries.
- The hilly areas represent risks to development because of topography and the potential for wildfire.
- Air quality in the City is a threat to the health and quality of life of residents.
- The City should prepare for a seismic catastrophe.

2.2 Mission Statement

The General Plan Advisory Committee adopted the following Mission Statement on May 9, 1988:

"FONTANA SHALL BE A COMMUNITY WHERE PEOPLE WANT TO LIVE, TO WORK, TO PLAY, AND TO STAY."

"IT SHALL BE A BALANCED AND FINANCIALLY VIABLE CITY WITH A MIX OF ENVIRONMENTALLY SOUND RESIDENTIAL, COMMERCIAL, PUBLIC, AND INDUSTRIAL USES WITH A NEW EMPHASIS ON BUILDING AN UPSCALE COMMUNITY FOR FAMILIES AND INDIVIDUALS."

2.3 Goals

The following goals direct and focus the General Plan in response to the previously listed issues. They have been abstracted from the various plan elements, which also contain policies defining actions to achieve the goals.

Implementation measures describe programs which will be used to achieve the goals and policies described herein.

LAND USE:

GOAL 3.1 - Provide a balance of residential, commercial, industrial, open space and recreational land uses which will provide diverse economic, social and cultural opportunities.

GOAL 3.2 - Protect and enhance community values by adoption of land use policies that are compatible with the local and regional environment.

GOAL 3.3 - Provide for a logical, orderly and environmentally sound land use strategy which establishes Fontana as a unified and economically sound community.

CIRCULATION:

GOAL 4.1 - To provide a balanced transportation system that meets the needs of current and future residents and ensures the safe and efficient movements of vehicles, people and goods throughout the City.

GOAL 4.2 - To provide a regional network of transportation facilities that ensure the safe and efficient movement of vehicles, people and goods throughout the City.

GOAL 4.3 - To encourage an improved citywide public transit system that provides mobility to all City residents.

GOAL 4.4 - To protect and encourage non-motorized transportation such as bicycle and pedestrian routes.

GOAL 4.5 - To provide a circulation system that reduces conflicts between commercial trucking, private/public transportation and land uses.

GOAL 4.6 - To provide the continued development of rail facilities while minimizing the impacts to land uses and arterial circulation.

HOUSING:

GOAL 5.1 - Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Fontana residents.

GOAL 5.2 - Promote equal opportunity for all residents to reside in the housing of their choice.

GOAL 5.3 - Increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of substandard housing units.

GOAL 5.4 - Maintain the supply of sound, affordable housing in Fontana through the conservation of the currently sound housing stock.

COMMUNITY DESIGN:

GOAL 6.1 - Reduce/prevent conflicts between land uses in existing and future developments.

GOAL 6.2 - Improve the image and appearance,and promote the functional efficiency of the City.

GOAL 6.3 - Provide for the preservation and rehabilitation of Fontana's cultural and historic character.

GOAL 6.4 - The natural and man-made environment of Fontana shall be designed and coordinated to unify the City while also preserving the unique character of neighborhoods throughout the City.

ECONOMIC DEVELOPMENT:

GOAL 7.1 - Strengthen the fiscal health of the City through the diversification of its economic base from a primarily residential emphasis to one more evenly balanced with commercial and industrial components.

GOAL 7.2 - Encourage development that will provide a wide and balanced range of goods and services while creating employment for the resident labor force.

INFRASTRUCTURE :

GOAL 8.1 - Ensure the timely, logical and cost effective development of infrastructure facilities.

GOAL 8.2 - Provide for urbanization, both through infill and development of vacant areas in a responsible manner which balances growth with adequate services and infrastructure.

GOAL 8.3 - Reduce Dependency On Imported Water Supplies To Support Future Growth.

GOAL 8.4 - Reduce wastewater generation.

GOAL 8.5 - Develop environmentally sound reuse of treated wastewater.

GOAL 8.6 - Continue to provide for the safe collection of solid waste from Fontana's residents.

GOAL 8.7 - Provide for the adequate, timely and economically sound development of flood protection facilities for Fontana residents.

GOAL 8.8 - Establish alternative uses within major flood control structures.

PUBLIC SERVICES/FACILITIES:

GOAL 9.1 - Community services shall be provided to meet the needs for education, cultural entertainment, protection of public safety and health, and civic pride.

GOAL 9.2 - Ensure the timely, logical and cost effective development of public service facilities.

CONSERVATION:

GOAL 10.1 - The City will conserve and protect natural resources within the planning area.

GOAL 10.2 - The City will make every effort possible to preserve significant mature trees, vegetation, landforms and wildlife habitat within the planning area.

GOAL 10.3 - The City will promote and encourage energy efficiency and the use of renewable energy resources.

GOAL 10.4 - The City will encourage and support the preservation of historic and cultural resources.

GOAL 10.5 - The City will promote land use decisions which ensure, to the greatest extent possible, compatibility between aggregate resource extraction and adjacent land uses.

OPEN SPACE/RECREATION:

GOAL 11.1 - The maintenance of, and access to, open space and recreational resources in the planning area will continue to be emphasized.

GOAL 11.2 - Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.

GOAL 11.3 - The City shall preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the planning area.

GOAL 11.4 - Provide appropriate pedestrian, equestrian and bicycle trails as linkages between open space and recreational facilities within the planning area.

SAFETY:

GOAL 12.1 - The City will encourage urbanization only in those areas without significant potential for risk to life and property.

GOAL 12.2 - The health and well-being of the community and the physical safety of its structures shall be safeguarded.

GOAL 12.3 - The City will make an effort to minimize potential hazards to public health, safety, and welfare

GOAL 12.4 - The City will make every effort to ensure that all City residents and workers and visitors are protected from exposure to hazardous materials and wastes.

NOISE :

GOAL 13.1 - Provide for measures to reduce noise impacts from transportation noise sources.

GOAL 13.2 - Incorporate noise considerations into land use planning decisions.

GOAL 13.3 - Develop measures to control non-transportation noise impacts.

GOAL 13.1 - Provide an acceptable noise environment for existing and future residents of the city.

GOAL 13.2 - Identify and reduce irritating or harmful noise sources to the greatest extent possible.

AIR QUALITY:

GOAL 14.1 - The City will minimize the generation of air pollutants from projected growth and support regional efforts to control air pollution in order to minimize public health hazards.

SECTION A - COMMUNITY DEVELOPMENT

SECTION A - COMMUNITY DEVELOPMENT

The Community Development Section stipulates how the physical and economic development of the City will occur. It contains provisions that relate to the organization of the City's environment in a functional and aesthetic pattern. More than any other section contained within the General Plan, this section will establish the image of the City. This section will serve as the primary vehicle for ensuring the logical organization of land use, meeting housing needs, providing for a sensible pattern of circulation and securing fiscal responsibility as the City develops.

The Community Development Section is comprised of five General Plan elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Community Design; and 5) Economic Development. These five elements have been combined under the general category of Community Development because of their interrelated nature. Although there is a linkage between all General Plan elements, these five elements form the basis of the appearance and function of the City.

State Planning Law requires cities and counties to set forth goals, objectives, principles, standards, and plan proposals for the long term physical development of the community. The specific sections of the Government Code addressed by the Community Development Section:

- **Section 65302(a)** requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public and private uses of land.

- **Section 65302(b)** requires preparation of a circulation element to establish a transportation system that facilitates the efficient transport of goods and the safe movement of all segments of the population.
- **Section 65302(c)** requires the preparation of a housing element to assure the adequate provision of housing for all segments of the community.
- **Section 65303** permits a community to prepare additional elements where in the judgment of the city such additional elements are important. This Plan contains the following optional elements affecting land use and development.
  - The Community Design Element provides the means of protecting and enhancing the unique character imparted to the City by the combination of its topography, open space and man-made structures. The policies and guidelines detailed in this element are integrally tied to all the other elements.
  - The Economic Development Element provides for the fiscal review of the land use policy and programs the future of economic development in the City. Sources of revenue and capital improvement programs are outlined.

Land Use Element

Amendments to the 1990 Land Use Element:

Resolution No. 90-281	Page 19:	Revision to Alternatives I and II of Policy 3.3.6
	Page 21:	Revision to the Land Use Policy Map
	PP 30-32:	Revision to Section 6 of the R-PC General Plan designation
Resolution No.91-102	Page 21:	Revision to the Land Use Policy Map
	PP 46-47:	Revision to the descriptions of the Valley Boulevard and Etiwanda Avenue Corridors
Resolution No. 91-176	Page 20:	Revision to the third paragraph of Section 3.5.1
	Page 21:	Revision to the Land Use Policy Map
	PP 51-53:	Addition of Specific Plans as General Plan designations
Resolution No. 91-209	Page 21:	Revision to the Land Use Policy Map
Resolution No. 91-254	Page 21:	Revision to the Land Use Policy Map
Resolution No. 92-149	Page 21:	Revision to the Land Use Policy Map
Resolution No. 92-155	PP 40-41:	Revision to the RMU and CMU General Plan designations
Resolution No. 94-26	Page 19:	Revision to Alternative II of Policy 3.3.6
Resolution No. 94-46	Page 27:	Addition of the R-ML General Plan designation
Resolution No. 94-95	Page 53:	Addition of the California Landings Specific Plan (#20) General Plan designation
Resolution No. 94-125	Page 53:	Addition of the Sierra Lakes Specific Plan (#17) General Plan designation
Resolution No. 95-59	Page 21:	Revision to the Land Use Policy Map
	PP 27-30:	Revision to the R-PC General Plan designation
	Page 38:	Revision to the C-L, C-C, and C-O General Plan designations
	PP 42-43:	Revision to the I-P and I-G General Plan designations
Resolution No. 95-71	Page 21:	Revision to the Land Use Policy Map
Resolution No. 95-72	Page 21:	Revision to the Land Use Policy Map
	PP 27-33:	Revision to the R-PC General Plan designation
	PP 39-40:	Revision to the RMU General Plan designation
Resolution No. 95-74	Page 20:	Revision to the first and third paragraph of Section 3.5.1
	Page 21:	Revision to the Land Use Policy Map
	Page 27:	Addition to the R-PC General Plan designation
Resolution No. 96-61	Page 21:	Revision to the Land Use Policy Map
	Page 53:	Addition of the Westgate Specific Plan (#22) General Plan designation

3.0 LAND USE ELEMENT

3.1 Introduction

The Land Use Element is concerned with the physical development of the City and its appearance. It designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, conservation areas, and other categories of public and private uses. Its goals, objectives, policies, and programs relate directly to the other elements. For this reason, the land use element is often perceived as being most representative of the "general plan."

Density ranges and specific requirements, i.e. standards, which define the range of dwelling units allowed on a given piece of property are found in the General Plan's description of land use designations and in the City's Development Code. General Plan goals and policies describe the reason for the establishment of standards. Land use goals and policies should not be used as a justification for changes to density standards.

Section 65302(a) of the Government Code states that the Land Use Element must contain the following:

- A land use diagram indicating the proposed general location, distribution, and extent of land uses including land for housing, business, industry, open space, agriculture, natural resources, recreation, public facilities, and other categories of land use;

- A statement concerning the standards of population density and building intensity recommended in those areas covered by the plan; and

- The identification of land uses in those areas subject to flooding.

In addition, the General Plan Guidelines state that the Land Use Element should:

> "Promote a balanced and functional mix of land uses consistent with community values;
>
> Guide public and private investments;
>
> Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan; and
>
> Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding."

In response to these goals, formulation of the land use element was guided by background information which included physical and environmental constraints and opportunities, economic analyses, and, most importantly, the comments and interest of Fontana's residents.

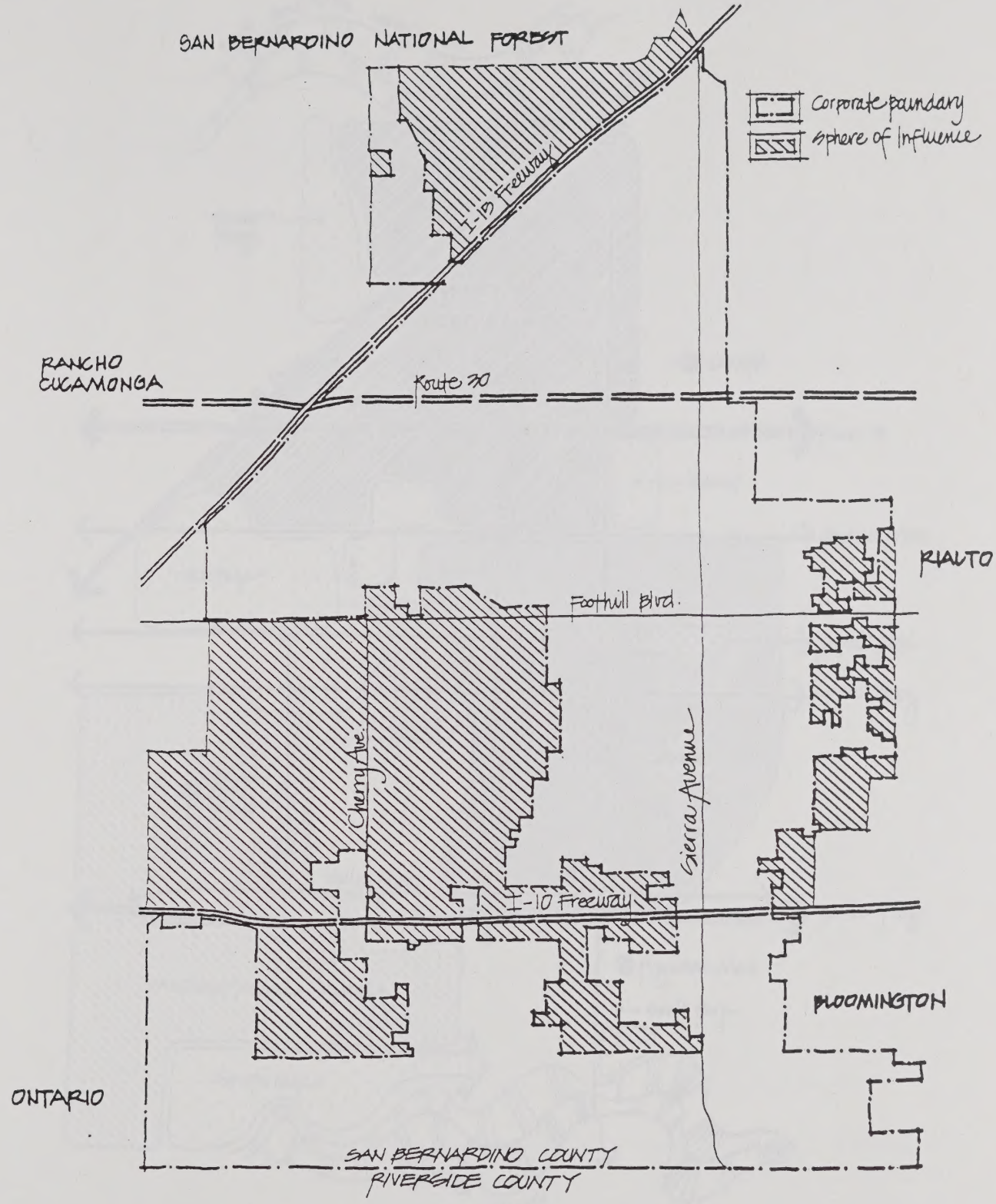
3.2 Existing Land Use - 1988

Fontana has recently experienced significant rapid growth. The bulk of this growth has occurred primarily as residential development. Residential development has consisted of both apartments and condominiums in the older city core and primarily single-family development within a number of specific plan areas away from the city center. Specific plan development has required the installation of new infrastructure to support these new neighborhoods. The resultant pattern of development is a city core with mixed old and new structures and outlying, modern residential communities to the north and south.

Current industrial development is located primarily along the I-10 freeway corridor. Large tracts of undeveloped, vacant land are located in the northern and southern portions of the City. The northern and southern borders of the planning area are typified by the extreme topography of the San Gabriel Mountains to the north and the Jurupa Hills to the south.

Fontana is but one of many cities in the Inland Empire experiencing the recent development boom. Exhibit LU-1 indicates the relationship of adjacent jurisdictions to the planning area. Included are areas within the City's Sphere of Influence. These sphere areas may ultimately be included with the City's corporate boundaries. Illustrated on Exhibit LU-2 is a generalized planning context map. This graphic provides a broad overview of some of the physical realities in which the General Plan was developed. Included are specific plan areas which have development agreements with the City.

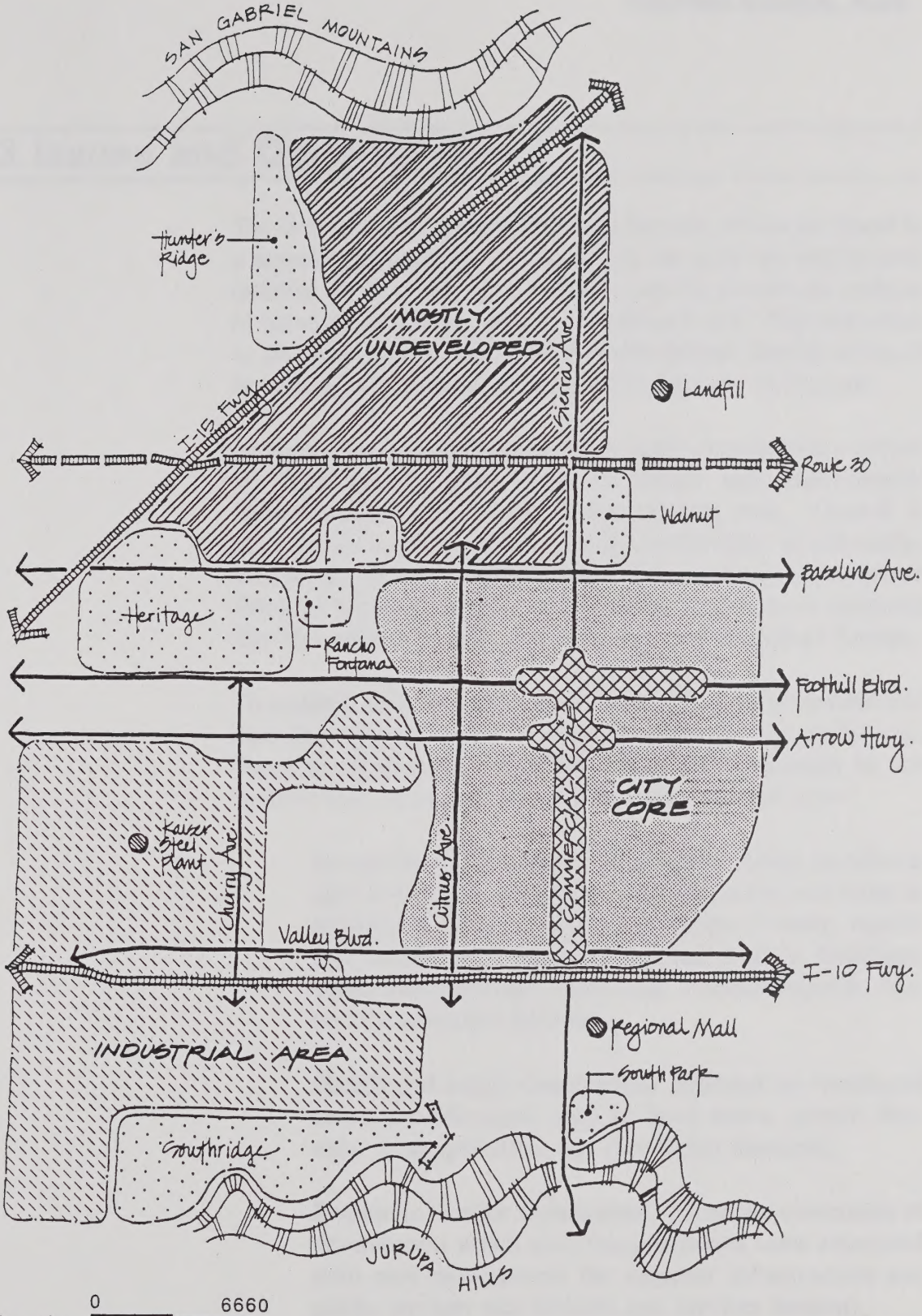
Fontana is a city in transition - a mixture of old and new with plenty of land available for future opportunities. The Fontana General Plan recognizes both the constraints and opportunities. Growth pressures require that use of land be planned to provide improved housing and employment opportunities, a compatible blend of uses, and the protection of recreational and natural resources.



FONTANA

General Plan

Exhibit LU-1
Planning Area



FONTANA

General Plan

Exhibit LU-2
Planning Context Diagram

3.3 Issues and Opportunities

The General Plan Element Technical Reports, which are found in a separate appendix to this document, serve as the background material for this Plan. The technical reports provide an analysis of existing conditions, land use trends and other data important to planning efforts. These reports also helped identification of issues and opportunities with regard to land use in Fontana.

Although the City of Fontana has recently experienced a period of rapid growth, large areas of vacant and undeveloped/ underdeveloped land remain in the planning area. Growth is expected to continue because of the availability of affordable housing and industrial and commercial development in the Inland Empire. Regional planning and economic studies have indicated that this trend will continue for Fontana and the Inland Empire.

To properly plan for continued growth, a number of natural and man-made factors which constrain development are considered. These constraints are identified within other elements of the General Plan and can be divided into three general types:

Environmental Resource Constraints. These include the need to preserve and protect physical, biotic and cultural resources such as the supply and quality of water, significant wildlife and vegetative habitats, historic buildings, views and significant landforms, mineral deposits, etc. (see Conservation Element).

Health and Safety Constraints. Included are health and safety considerations such as flood zones, seismic hazards, noise, pollution, etc. (see Safety Element).

Economic/Service Constraints. These are constraints to development which stem from increased costs associated with new development for required infrastructure and public services (see Utilities and Services Section).

Each of these constraints has been addressed during development of the land use element and is discussed more thoroughly in each respective element.

Topography: Portions of the planning area contain slopes which are too steep to readily accommodate development. These areas include the Jurupa Hills and the foothills of the San Gabriel Mountains. The potential for slope failure and landslides is often exacerbated due to grading practices during construction and overwatering after hillside developments have been completed. Steeply sloping hillsides may also fail during earthquakes. Wildfires represent another hazard to hillside development. In addition to hazards, the Jurupa Hills and San Gabriel Mountains represent significant resources as viewshed, watershed, faunal and floral habitat, and archaeological potential. As viewshed, the Jurupa Hills and the San Gabriel Mountains form visual boundaries for the city and act to provide scenic relief. As such, these topographical features have a significant aesthetic value and should be maintained in a natural condition.

Biotic Resources: Large areas of natural habitats once extant in the Fontana area have been eliminated by past agricultural practices and urbanization. However, some important plant and animal communities are still located within planning area boundaries. These ecologically sensitive areas correspond to those areas with topographical constraints and provide additional rationale for preserving the natural character of these areas. The foothills of the San Gabriel Mountains provide habitat for certain rare or endangered species. These types of habitats are extremely limited within the planning area. Consequently, efforts to preserve such habitats are recommended by this Plan.

Water Resources: Fontana straddles an extensive alluvial fan at the base of a significant watershed represented by the San Gabriel Mountains. Historically, this permeable fan has served as a sieve to replenish a huge aquifer underlying Fontana and surrounding communities. Plans

currently underway to enhance percolation of local and State Water Project water to the aquifer will help to ensure future local water supplies. The City supports the efforts of the agencies involved in this project.

For semi-arid regions such as Fontana, conservation of water resources through the use of drought tolerant landscapes, urban water conservation measures, and environmental awareness programs help to ensure water resources for Fontana's future residents.

Aggregate Resources: The alluvial fan contains significant deposits of aggregate resources. According to Office of Planning and Research general plan guidelines, the Surface Mining and Reclamation Act (SMARA) "requires that local governments address mineral recovery activities at two levels: through direct regulation of mining operations; and through planning policies that harmonize the mineral resource needs of the state and region with the maintenance of local environmental quality."

The Division of Mines and Geology, in accordance with state law, has identified a number of locations in the planning area as "Regionally Significant Construction Aggregate Resource Areas." The designation of these areas as resource areas and the requirements of SMARA legislation are intended to insure the protection of the resource and provide for compatibility of land use adjacent to mining activity. A map of the aggregate resource areas and further discussion of state law with regard to these areas are provided in the Conservation Element.

The bulk of the State-designated "Significant Resource Areas" is located in the north Fontana area adjacent to the proposed Foothill Freeway. These areas, though currently vacant, are experiencing development pressures which will likely preclude the use of the aggregate resources in these areas. Mining activity associated with development of the aggregate resources would result in incompatibility of land uses. Dust, noise and heavy truck traffic would create conflicts with urban residential uses.

Agricultural Land: Currently, less than 1,000 acres of land is in agricultural production in the planning area. Approximately half of this land is scattered throughout the planning area in small parcels, and half is represented by vineyards in northwestern Fontana. Some is under considerable development pressure.

None of the agricultural areas contains prime agricultural soil.

Agricultural lands represent value to the community as open space and as a link to Fontana's past. For these reasons, policies within the General Plan call for the retention of these agricultural areas as long as it is economically feasible.

Cultural and Historic Resources: As described in the Conservation Element, a number of archaeological sites have been discovered in the planning area, and more sites will undoubtedly be discovered in coming years. These sites are generally located within the Jurupa Hills and the foothills of the San Gabriel Mountains. Their location in the hillside areas and the anticipation of additional archaeological discoveries contribute to the sensitivity of hillside areas to increased development.

A number of buildings which have historical importance for the City have also been identified in the Conservation Element and have been addressed by General Plan policies.

Existing Land Use: Existing land uses represent a constraint to development in the sense that proposed land uses are sometimes incompatible with adjacent existing uses. For example, heavy industrial uses typically do not make good neighbors to residential neighborhoods. The General Plan deals with these issues through the Land Use Policy Map and the Development Code.

Flooding: The Federal Emergency Management Agency (FEMA) has prepared a series of maps identifying those areas of the City that might be subject to flooding in the event of a major storm. These maps, referred to as Flood Insurance Rate Maps (FIRM maps), indicate areas that may be inundated in the event of a 100-year and a 500-year storm. They are reproduced in the Safety Element and Safety Element Technical Report.

Specific mitigation measures required by the building permit process for new development within these areas are intended to prevent loss of life and injury, and to reduce the potential for property damage due to flooding. Recent flood control improvements in some areas identified as flood prone have outdated FIRM maps. Significant revision to these maps will be required when portions of the San Bernardino County Flood Control Management Plan for the San Sevaine Wash are completed. Policies within the General Plan support completion of this project.

Seismic Hazards: The entire planning area is located within a seismically active region that has been subject to major earthquakes. The San Andreas, San Jacinto and Cucamonga faults are three major active faults located within or near the planning area. There may be other faults buried under alluvium yet to be identified. Two of the most destructive earthquakes that occurred in California in recent years, the Coalinga and Whittier earthquakes, originated from previously unknown faults.

Because the Cucamonga and San Jacinto faults traverse the northern portion of the planning area, these areas are subject to the provisions of the AlquistPriolo Act. This act places restrictions on development within well-defined fault zones. Previously unknown or inferred faults may require future analysis to determine their potential for seismic effects.

Noise: Noise impacts from traffic and aircraft, as well as stationary sources, can constrain development if mitigation is not possible or if it is overly expensive. The Noise Element describes the existing noise environment using maps which indicate high levels of noise in the planning area. The Noise Element also identifies noise sources and states goals and policies to reduce the effects of noise. Land use policy also discourages the placement of noise sensitive land uses in areas subject to high noise levels.

Air Pollution: The closure of the Kaiser Steel Plant in 1979 eliminated a major contributor to local air pollution. However, this has been offset to a degree by continued population growth and increasing motor vehicle use. While not a direct constraint to continued development, the air quality problems of the Inland Empire represent a threat to the health and quality of life of residents. Continued growth without mitigating measures to improve air quality will reduce the desirability of the Fontana area for both employment and living.

The Air Quality, Land Use and Circulation Elements contain goals and policies designed to reduce emissions from both vehicular and stationary sources. These goals and policies are necessary to meet the requirements of the Air Quality Management Plan of the South Coast Air Quality Management District.

Infrastructure Constraints: Large portions of the planning area, particularly in north Fontana, are currently without infrastructure required to serve further growth. In addition, recent infill development within the older city core has strained existing utility systems. The lack of infrastructure in certain locales and the strain on existing infrastructure can represent a serious constraint to future development. The cost of water, sewer, and other utility systems represents an enormous capital investment. If not planned in an orderly and logical manner, future inadequacies in infrastructure capacity may result. The goals and policies within the General Plan require that growth be orderly and that new development pay for the infrastructure needed to support it.

Utility Easements: Fontana is traversed by a number of regional electric power and water transmission easements. These easements are a constraint to development in that land use within the easement is very restrictive. The easements also represent an opportunity in that parks, playfields, wildlife corridors and other open space land uses can be accommodated. Trails for biking, hiking and equestrian use in these corridors can provide recreational linkages throughout the city. Contained within the Environmental Resources Section of the General Plan are goals, policies and an open space/recreation plan which suggests alternative uses for the utility easements.

In addition to the environmental constraints discussed above, the needs and desires of the citizens of Fontana have influenced the development of the Land Use Element. Citizen input is outlined in the following section.

3.3.1 Public Participation

In 1987, a public attitude survey was randomly distributed to 6,500 Fontana residents. Eight subjects were analyzed in the survey: economic development/land use, transportation, housing/neighborhoods, annexations, community image, open space/conservation, parks and recreation, and seismic safety.

A copy of the survey form and a tabulation of the responses are included in the City of Fontana Master Environmental Assessment. The 1,016 responses helped identify and focus community issues. These results are summarized as follows:

1. Attitudes Towards Various Land Uses

Industry - Although there is some enthusiasm for developing industry in Fontana, respondents strongly feel that this development should be tightly regulated for environmental reasons.

Commerce - About two-thirds to three-quarters of the respondents feel that additional or expanded commercial business is needed in Fontana if only to increase the

City's tax base for funding services. Two-thirds of the respondents feel that a large regional shopping mall is desirable, and 70 percent feel that neighborhood shopping centers should be developed near new residential areas.

2. Creation of Jobs

Three-quarters of the respondents favor the creation of more jobs.

3. The City's Responsibilities

About three-quarters of the respondents feel that the City should assume the responsibility of attracting new jobs in the City. However, less than half (43%) believe the City should provide financial support for new businesses. About 70 percent feel that the City should use redevelopment as a means of upgrading deteriorating areas.

4. Traffic Management

Traffic/Congestion - A full 70 percent of the respondents feel that traffic and congestion are some of Fontana's more serious problems. However, one-way streets and more street lights are only moderately supported.

Parking - Of the total respondents, 75 percent feel that more parking is needed downtown.

Transit Alternatives - Two-thirds of the respondents agree that mass transit should be encouraged in Fontana. Almost three-quarters of the respondents feel that the "park & ride" program should be expanded.

5. Foothill Freeway (Route 30)

The responses are evenly split as to whether the proposed freeway should be below ground or raised.

6. Aesthetics

There is no consensus on the desirability of curvilinear street patterns in Fontana. Slightly more respondents feel that this type of system creates more confusion.

7. Type of Housing

Single-Family Residential - An overwhelming majority (81%) of the respondents think that new dwellings should consist of single-family detached housing rather than apartments. Two-thirds (69%) of the respondents feel that land should be set aside for large "move-up" housing. Two-thirds (62%) also think that minimum lot sizes should be set at 7,200 sq. ft.

Low Income Housing - A small majority (51%) agree that it is the responsibility of the public to provide safe and comfortable low-cost housing. Although over two-thirds (69%) of the respondents feel that the new developments should provide a range of lot sizes, three quarters (75%) say that there are already too many apartments in Fontana. Only 50% feel that more mobile homes should be allowed, and then only when these homes are targeted for senior citizens. A slightly higher number feel that the City needs more senior housing.

8. Quality of Housing

The majority of respondents (52%) are satisfied with the quality of their neighborhoods. However, concerning new development, in a tradeoff between more development or better quality development, most people (78%) opt for better quality.

9. Services

Schools - Fifty-three percent of the respondents feel that there is a need for more schools in their neighborhoods. Those favoring more schools live predominately in the new developments, such as Southridge Village and Walnut Village.

Commercial - Fifty-two percent of the respondents feel that there is a need for more stores in their neighborhoods. These respondents, as those in the case of schools, live primarily in newer developments where the commercial districts are not fully developed.

Parks - There is no consensus on availability of parks.

10. Annexations

Fifty-one percent of the respondents favor annexation of adjacent county lands.

11. Community Image

Most respondents feel that the City's image can and should be changed from that of a "blue-collar steeltown", and that the City should have a role in that change.

Respondents were in strong agreement on the utility and desirability of strict design standards, architectural reviews, and building codes. These were seen as being useful tools for bettering Fontana's image.

12. Open Space/Conservation

Strong support is shown for open space/conservation. Seventy-nine percent of the respondents agree that open space should be used as a buffer to separate residential areas from industrial/commercial areas. Three-quarters (76%) agree that historic buildings should be preserved, and 80 percent feel that Fontana's eucalyptus windrows should be preserved.

13. Parks and Recreation

Two-thirds (66%) of the respondents feel that more should be done to meet the recreational needs of senior citizens.

14. Seismic Safety

A very large proportion (88%) of the respondents feel that there are things that can be done to prepare for earthquakes and that the City should do more to prepare for such a catastrophe.

3.4 Goals and Policies

The goals and policies contained in this Element provide the framework for future land use planning and decision-making in the City. They are the outgrowth of the factors identified during the preparation of the General Plan as well as the concerns of Fontana's citizens as discussed in the preceding sections. They reflect, in a general way, the direction and image the City seeks for the future.

The major land use issues facing the City are addressed in the following policies that emphasize the need for future development to be sensitive to the existing residents, homes and businesses, and the natural environment.

GOAL 3.1 - A balance of residential, commercial, industrial, open space and recreational land uses which will provide diverse economic, social and cultural opportunities.

Policy 3.1.1: Encourage the development of a pattern of land uses to establish an economic base which provides sufficient jobs for those who choose to both live and work in Fontana.

Policy 3.1.2: Encourage a variety of residential uses, types and densities to meet varied housing needs.

Policy 3.1.3: Strongly support new "upscale" single-family housing and consider new development projects in relation to existing housing types and affordability.

Policy 3.1.4: Encourage the development of office/commercial/industrial activity centers linked by arterial highway corridors.

GOAL 3.2 - Protection and enhancement of community values by adoption of land use policies that are compatible with the local and regional environment.

Policy 3.2.1: Locate different land uses and provide adequate buffering of uses to minimize potential adverse conflicts between land uses.

Policy 3.2.2: Facilitate the integration of regionally beneficial land uses such as transportation corridors, flood control systems, utility corridors, recreational corridors, etc.

Policy 3.2.3: Encourage infill development of existing residential neighborhoods which is compatible with adjacent uses.

GOAL 3.3 - A logical, orderly and environmentally sound land use strategy which establishes Fontana as a unified and economically sound community.

Policy 3.3.1: Promote commercial development where appropriate in clusters at the intersection of primary highways as well as linear commercial centers adjacent to major highways, especially Sierra Avenue and Foothill Boulevard.

Policy 3.3.2: Encourage incremental development which occurs as a process of the logical extension from existing contiguous built areas.

Policy 3.3.3: Manage growth in a manner that does not exceed the ability of the City, special districts and utilities to provide needed facilities and services.

Policy 3.3.4: Require new development to pay the costs of public facilities and services needed to serve those developments.

Policy 3.3.5: Pursue annexations which serve to promote the balance of the community, quality development, and improvement of the City's economic base.

Policy 3.3.6: Findings of approval for a specific plan or subdivision map by the Planning Commission or City Council can be made provided that one of the following two alternatives is included:

Alternative I - Specific Plans may be processed for review and consideration through the Planning Commission and City Council prior to the completion of the Master Capital Facilities/Services Study and Plan. (Revised 12/18/90: Res. No. 90-281)

Alternative II - Tentative Tract Maps associated with Specific Plans and other subdivision maps may be processed if found in compliance with the Circulation Element of the General Plan or the circulation element of the Master Capital Facilities/Services Study and Plan and upon the determination by the Planning Commission and City Council. "Conditions of Approval for all Specific Plans, Tentative Tract Maps, and subdivision maps will contain a provision stating that any changes required as a result of the approved Master Capital Facilities/Services Study and Plan will be the sole responsibility of the applicant." (Revised 12/18/90: Res. No. 90-281; Revised 4/5/94: Res. No. 94-26)

Policy 3.3.7: Existing buildable lots of record are restricted to one dwelling unit/structure per lot, subject to provision of necessary infrastructure and services.

3.5 Land Use Policy

3.5.1 Land Use Designations and Policy Map

The Land Use Plan describes the general pattern of land uses at buildout for the entire City as well as areas which are within the City's Sphere of Influence. The Plan designates five major categories of land use: 1) residential; 2) commercial /office; 3) industrial; 4) public and quasi-public; and 5) open space. These categories are further subdivided into land use designations which specify land use type and intensity. (Revised 12/19/95: Res. No. 95-74)

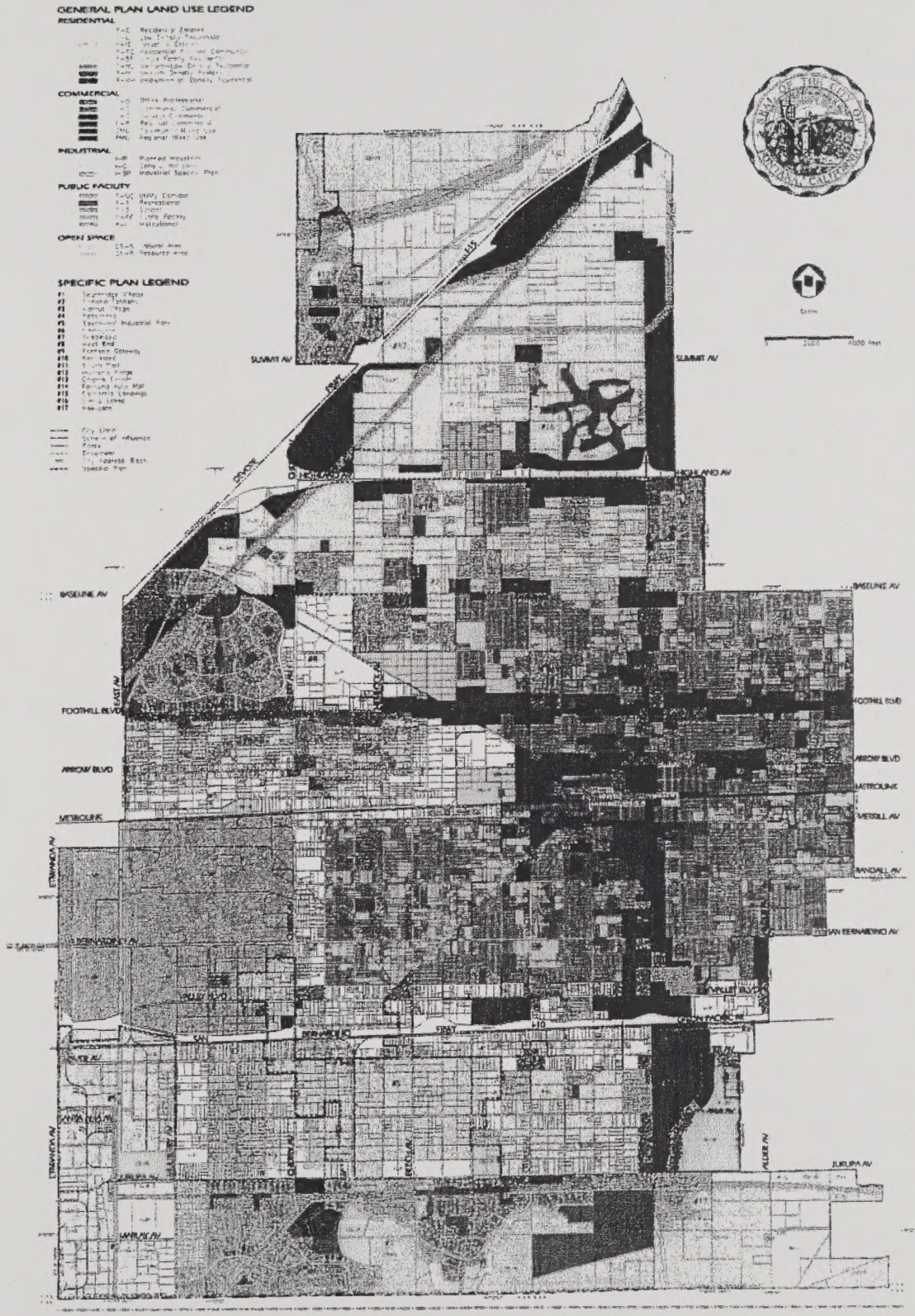
The Land Use Policy Map is a graphic representation of the City's land use policy. The map meets the State requirement [Section 65302(a)] concerning the "designation of the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste and liquid waste disposal facilities, and other categories of public and private land use."

The Land Use Policy Map (Exhibit LU-3) is based on the community's desire concerning the location, nature, and intensity of future land uses in the City. These goals and policies serve as a basis for mapping future land uses in the City. The Land Use Policy Map depicts the location and extent of the land use designations described in the remainder of this section. The General Plan land use designations for areas on the Land Use Policy Map identified as approved specific plans are descriptive in nature only. They are only intended to provide a visual representation on the type of development occurring in specific plans. See the specific plan documents for details. (Revised 8/6/91: Res. No. 91-176, Revised 12/19/95: Res. No. 95-74)

This map is reproduced at a large scale on a parcel-specific basis and is available for review at the City of Fontana Planning Department.

City of Fontana, State of California

LAND USE POLICY MAP



Note: Please refer to General Plan Land Use Policy Map in the Fontana Building and Safety Planning Division for parcel specific designations and use regulations in applicable specific plans (no exceptions or approved specific plans) the designation and specified in nature. See specific plans for details.

RESIDENTIAL DESIGNATIONS

The residential designation is divided into seven density categories. Each of the seven density categories provides a range of intensity of development. This range establishes a quantifiable measure of the number of units which are allowed to be built within each residential category (e.g., 3.1 to 6.05 dwelling units per net acre for R-SF Single-Family Residential). The term "net acres" as used in the General Plan has the same definition used in the City's Community Development Code. Net refers to the buildable portion of a particular property, and does not include street rights-of-way (public or private), easements, public open space areas, etc. See Exhibit LU-4.

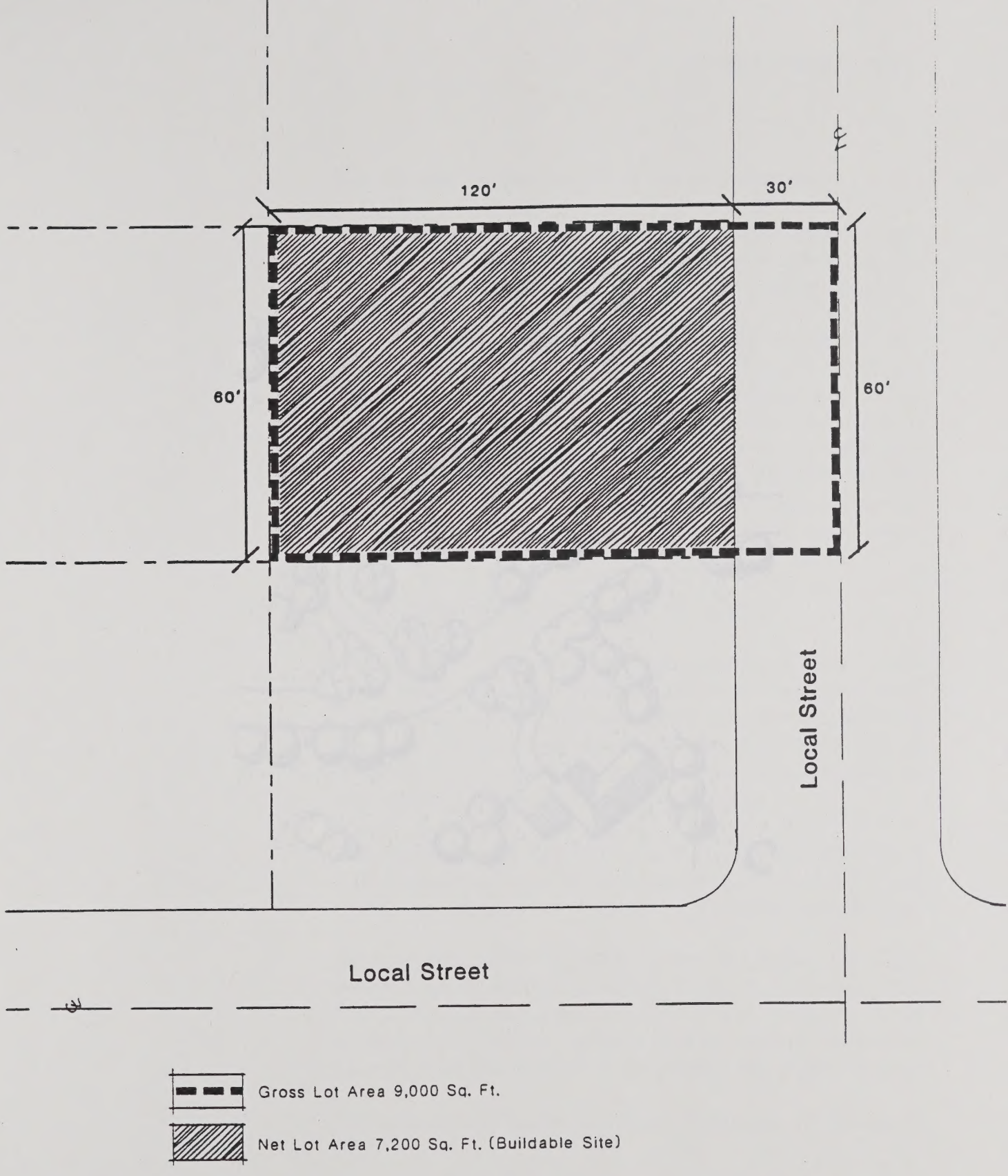
The residential designations are:

Residential Estates (R-E): 0.1-1.0 DU/net acre

Residential use in this category requires a minimum lot size of one acre per dwelling unit. The purpose of this designation is to ensure that the rural character of certain areas of the City is maintained even with new residential development. Exhibit LU-5 illustrates the intensity of use this category intends to provide.

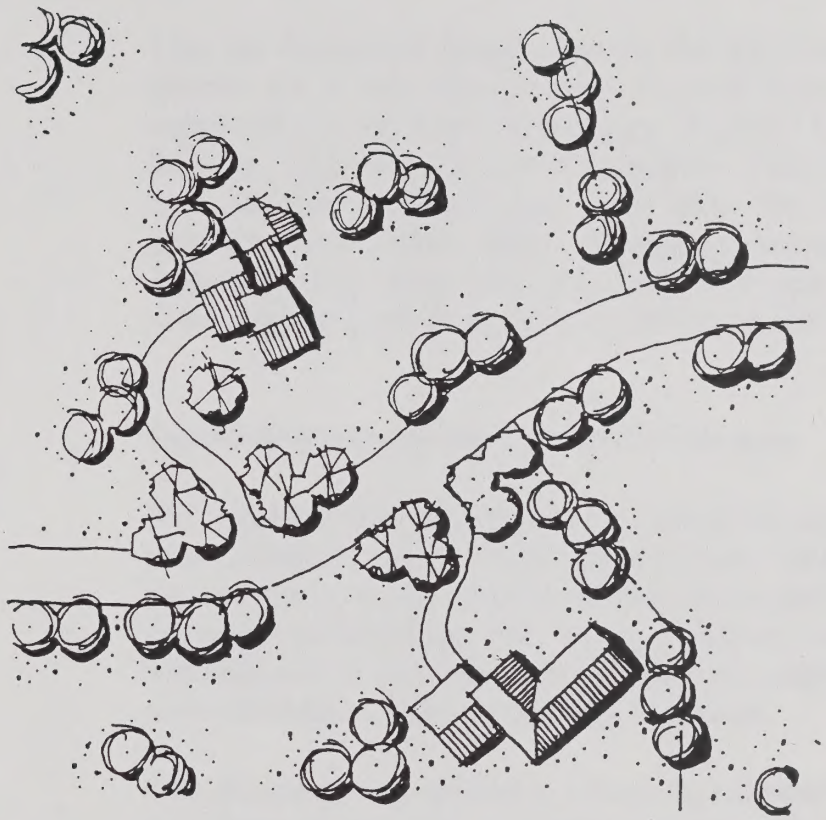
This designation reflects the environmental constraints present in the most northerly portion of the community. This area lacks the infrastructure required for urbanization. The image of the Residential Estate category is intended to invoke a rural feeling and accommodate equestrian uses, small agricultural plots, and large areas of private open space.

Under the Residential Estate designation, the estimated maximum population density would be approximately three persons per acre assuming an average household size of 3.1 persons per dwelling unit. The actual density of development will depend on the presence of any development constraints and lot size preference. The minimum lot size will be 43,560 square feet.



FONTANA
General Plan

Exhibit LU-4
Net Gross Acres



Low Density Residential (R-L): 1.1-3.0 DU/net acre

This category allows for a net density of one to three units per acre. The purpose of this designation is to encourage the development of lower density single-family detached homes.

Like the Residential Estate category, the R-L designation will provide for a rural lifestyle with lot sizes large enough for equestrian and small agricultural uses. Exhibit LU-6 illustrates the open, large-lot quality of this category. This designation is used adjacent to natural open space areas that connect with equestrian and hiking trails. Population densities for this designation will range from three persons to nine persons per acre. Minimum net lot sizes are 39,600 to 14,520 square feet.

Industrial Estates (R-IE): 1.1-4.0 DU/net acre

The Industrial Estates designation is a special low density classification which provides a complementary buffer between residential and industrial uses. This designation encourages maintenance of present residential uses and, where appropriate, allows limited industrial uses if associated with an operator/occupant residence and well buffered from surrounding residences.

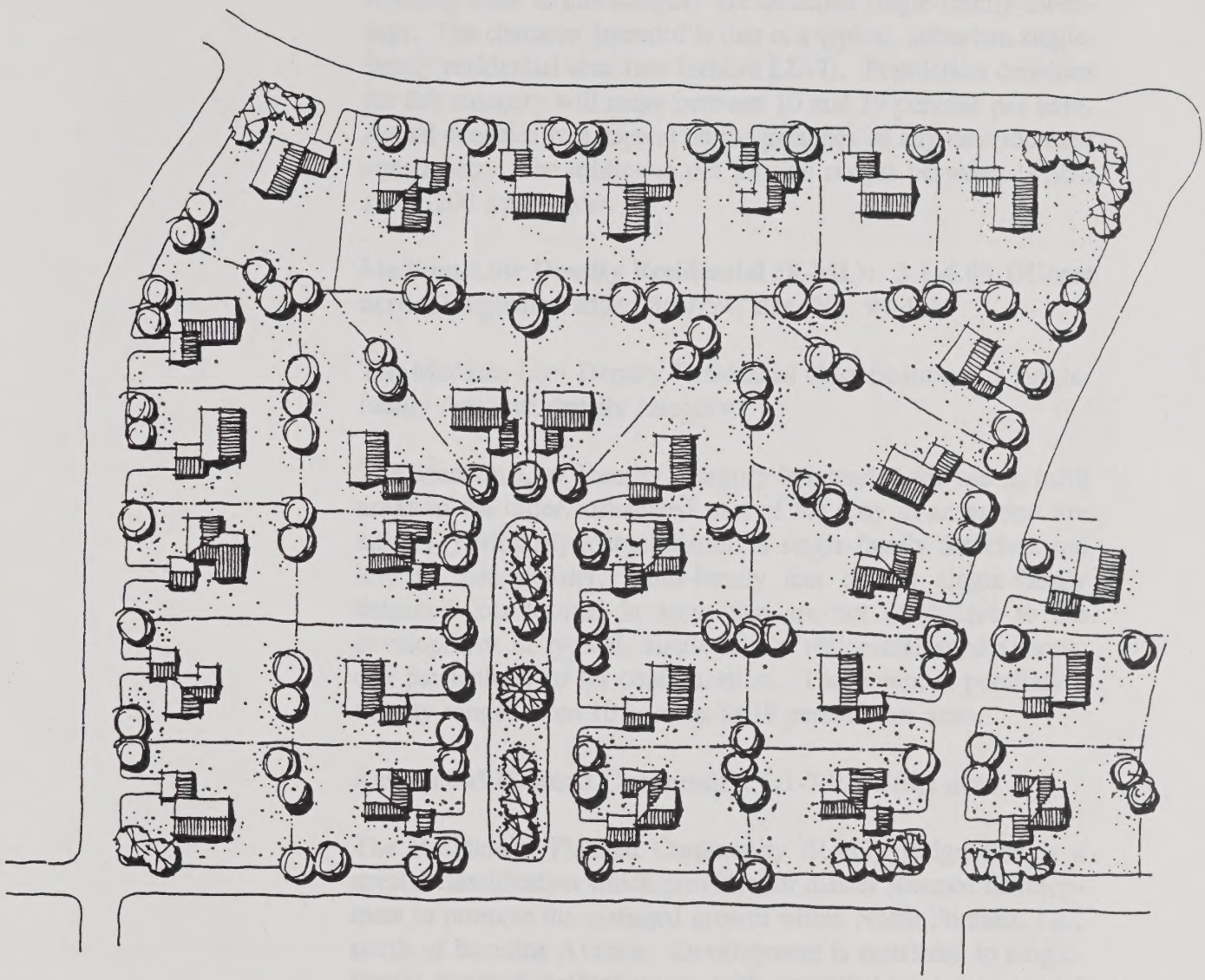
This designation, as applied to a large area located south of the I-10 Freeway and west of Cherry Avenue, will allow for the continuation of a mixture of residential and industry-related uses.

Densities allowed for the Industrial Estates category accommodates a range of population between 3 and 12 persons per acre. The maximum population density for this category would probably not be met because large lot sizes required for individual entrepreneurial activities would preclude this population gap.

The minimum net lot size is between 39,600 and 10,890 square feet.

Single-Family Residential (R-SF): 3.1-6.05 DU/net acre

This residential designation, allows maximum net densities of 6.05 units per net acre.



FONTANA
General Plan

Exhibit LU-6
Low-Density Residential

Housing units in this category are detached single-family dwellings. The character intended is that of a typical, suburban single-family residential area (see Exhibit LU-7). Population densities for this category will range between 10 and 19 persons per acre. Actual densities will depend on the presence of any development constraints. The minimum net lot size ranges between 14,050 and 7,200 square feet.

Medium-Low Density Residential (R-ML): 3.1-6.05 DU/net acre (Designation added 5/17/94: Res. No. 94-46)

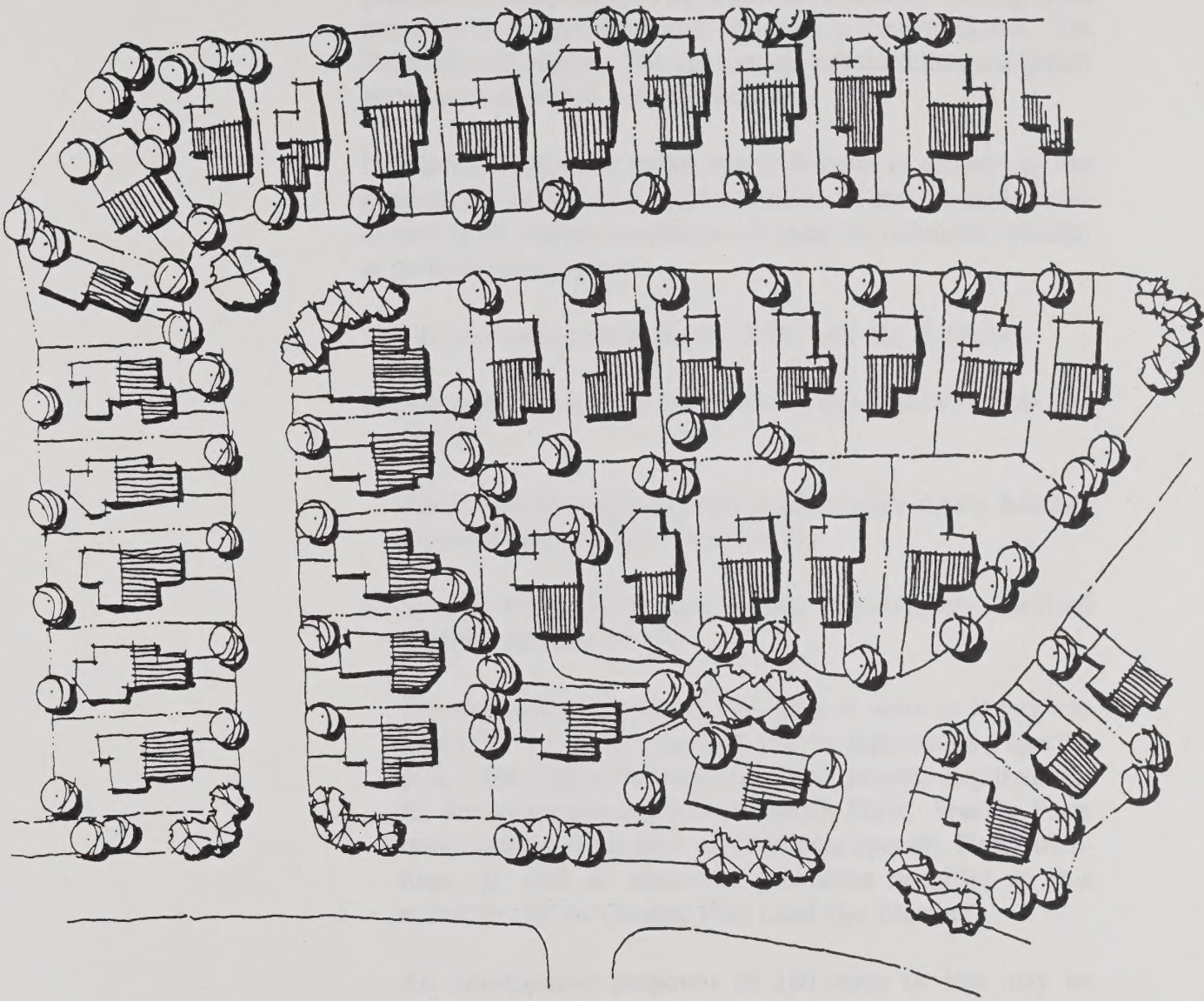
The Medium-Low Density Residential classification is a single-family detached density category.

The Medium-Low Density category is intended for use in infill areas in the older, urbanized part of the City in areas that are either (1) primarily a combination of single-family detached and low to mid density, multi-family lots or (2) single-family detached lots located in areas that are not conducive to the development of typical, single-family residential subdivisions, due particularly to lot configuration. The potential population density ranges from 10 persons to 19 persons per acre.

Residential Planned Community: 0.1-7.0 DU/net acre

The Residential Planned Community (R-PC) designation is a special classification which provides for master planned development to promote the managed growth within North Fontana, i.e., north of Baseline Avenue. Development is restricted to single-family detached residential uses with controlled local commercial uses if the criteria for local commercial use are met. (Revised 12/5/95: Res. No. 95-72)

The Land Use Policy Map also uses the R-PC General Plan designation to highlight single-family residential areas within approved specific plans inside and outside of North Fontana. Minimum lot sizes range from 3,500 square feet to 30,000 square feet. It is only intended to provide a visual representation on the general type of development occurring in specific plans. (Added 12/19/95: Res. No. 95-74)



FONTANA
General Plan

Exhibit LU-7
Single-Family Residential

The intent of the R-PC is to provide for the managed growth of planned communities offering a mix of residential housing types available for various economic segments of the population. The R-PC district requires that appropriate infrastructure and public services be provided with development.

Ultimate development within North Fontana is dictated by the physical site opportunities and constraints within each plan area as well as by market conditions affecting the economic viability of potential development.

The development criteria for the R-PC area are as follows:

1. Permitted Residential Land Uses: (Added 12/5/95: Res No. 95-72)

   Residential development is restricted to single-family detached dwelling units, one per recorded lot.

2. Specific Plan and Community Plan Requirements: (Revised 8/15/95: Res No. 95-59)

   Development proposals of 160 acres or more or if lots less than 7,200 sq. ft. are proposed must be approved as a specific plan. The City's Development Code includes requirements for the review and approval of Specific Plans. Specific Plans must conform with State of California Specific Plan Guidelines, as well as additional provisions specified in this subsection of the General Plan Land Use Element.

   All development proposals of 160 acres or less may be approved as a Community Plan. All proposed lots shall be 7,200 sq. ft. or larger. The City's Development Code includes requirements for the review and approval of Community Plans.

3. Base Density: (Revised 8/15/95: Res. No. 95-59)

   Projects not developed under a Specific Plan or a Community Plan will be subject to the requirements of the Single-Family Residential (R-SF) classification, and must not exceed a

density of 4.35 dwelling units per net acre, corresponding to a minimum lot size of 10,000 to 14,050 sq. ft.

4. Planned Community Density: (Added 8/15/95: Res. No. 95-59)

   The net dwelling unit density range for planned community projects is 3.1-6.05 DU/net acre, which corresponds to a lot size range of 7,200 to 10,000 sq. ft.

5. Minimum Lot Size: (Revised 8/15/95: Res. No. 95-59)

   Proposed lots within Community Plan areas must be 7,200 sq. ft. or larger (not including access easements or right-of-ways of any type). Lots within Specific Plan projects must be 7,200 sq. ft. or larger (not including access easements or right-of-ways of any type), except those provided with an extraordinary open space or public amenity of a type listed under subsection 6 as follows.

   The minimum lot size in a R-PC project is 6,200 sq. ft. (6,200 sq. ft. lots are allowed only as part of a specific plan with an extraordinary amenity).

   Active Recreation: (Deleted 12/5/95: Res. No. 95-72)

   Passive Recreation: (Deleted 12/5/95: Res. No. 95-72)

6. Exceptions to the 7,200 sq.ft. Lot Minimum: (Revised 12/18/90: Res. No. 90-281)

   The total acreage of certain types of extraordinary open space amenities and public facilities may be applied to the R-PC net acreage calculations. However, (a) no lots within an R-PC area may be less than 6,200 square feet net, (b) such uses will be maintained in perpetuity and deed restricted from conversion to any other use, and (c) any one or a combination of the following amenities identified by the developer may be included as part of a residential project's net acreage at the discretion of the Planning Commission. These extraordinary amenities may include but not be limited to the following:

(a) Extraordinary open space and facilities available for public use which may be developed and maintained under private ownership as follows:

(1) An 18-hole golf course open to the public which includes a restaurant, pro-shop and/or banquet facilities. The course may be privately owned. Open to the public shall mean that there are no membership, membership fees or membership privileges, however, men's and/or woman's clubs are permitted.

(2) A community recreation facility which includes any of the following: an Olympic sized regulation swimming pool, gymnasium, tennis complex, sports complex with ancillary meeting/activity rooms, tennis courts and multi-purpose playfields.

(3) An equestrian center with a training ring, boarding facilities for no less than 40 horses and arena.

(b) Extraordinary facilities or amenities for which a developer would contribute land and capital cost, but which would be operated and maintained by a public agency:

(1) A library which is within the service area, but is not necessarily within the project boundaries.

(2) A fire or police station which is within the service area, but is not necessarily within the project boundaries.

(3) A senior center with meeting/ activity rooms and food service facilities which is within the service area, but is not necessarily within the project boundaries.

(4) An on or off-site historic park and/or preservation of historic sites or structures owned and operated by a public or nonprofit entity.

(c) Upon recommendation of the Planning Commission, the City Council, at its discretion and on a case-by-case basis, may permit development within a specific plan to reduce the size of some or all of the lots within a development that provides an extraordinary amenity to the City to less than 7,200 square feet in net area. In no case shall the lots be less than 6,200 square feet in net area. This reduction in lot size may be recommended by the Planning Commission and permitted by the City Council upon adoption of a finding that the extraordinary amenity provided creates sufficient benefit to the City so as to justify the reduction in lot size.

7. Additional Requirements: (Revised 8/15/95: Res. No. 95-59)

All R-PC Specific Plans or Community Plans must contain some or all of the following:

(a) A land use plan providing a mix of compatible uses incorporating high quality design concepts and a consistent community design theme.

(b) A circulation plan establishing appropriate access to and from the project area as well as adequate on-site circulation within the project area.

(c) A landscape plan providing a consistent planting theme and establishing a community identity for the project area. The landscape theme shall blend with adjacent landscaping themes.

(d) Special edge treatments along major arterials and as buffers between residential and non-residential uses.

(e) A plan for the installation of infrastructure describing the scope and sizing of capital improvements, the level of public services such as police, fire, and schools to be provided, a phasing plan and the funding/financing mechanism proposed for construction and maintenance consistent with the infrastructure plan for the area.

(f) A phasing plan for Specific or Community Plan development.

(g) An assessment of the fiscal and economic impacts of the development.

(h) When determined necessary by the Director of Community Development, a development agreement shall be submitted as part of the Specific Plan or Community Plan and may include some or all of the elements listed above and setting forth the terms and conditions agreeable to the City and the developer for implementation of the project.

The eventual population and extent of residential land use within the R-PC designated areas will depend on the final residential density selected within the range of densities provided. Maximum population for residential areas within the R-PC designation would be 22 persons per acre (based on 3.3 persons per household). For a project not developed under a Specific or Community Plan up to 14 persons per acre is permitted. (Revised 8/15/95: Res. No. 95-59)

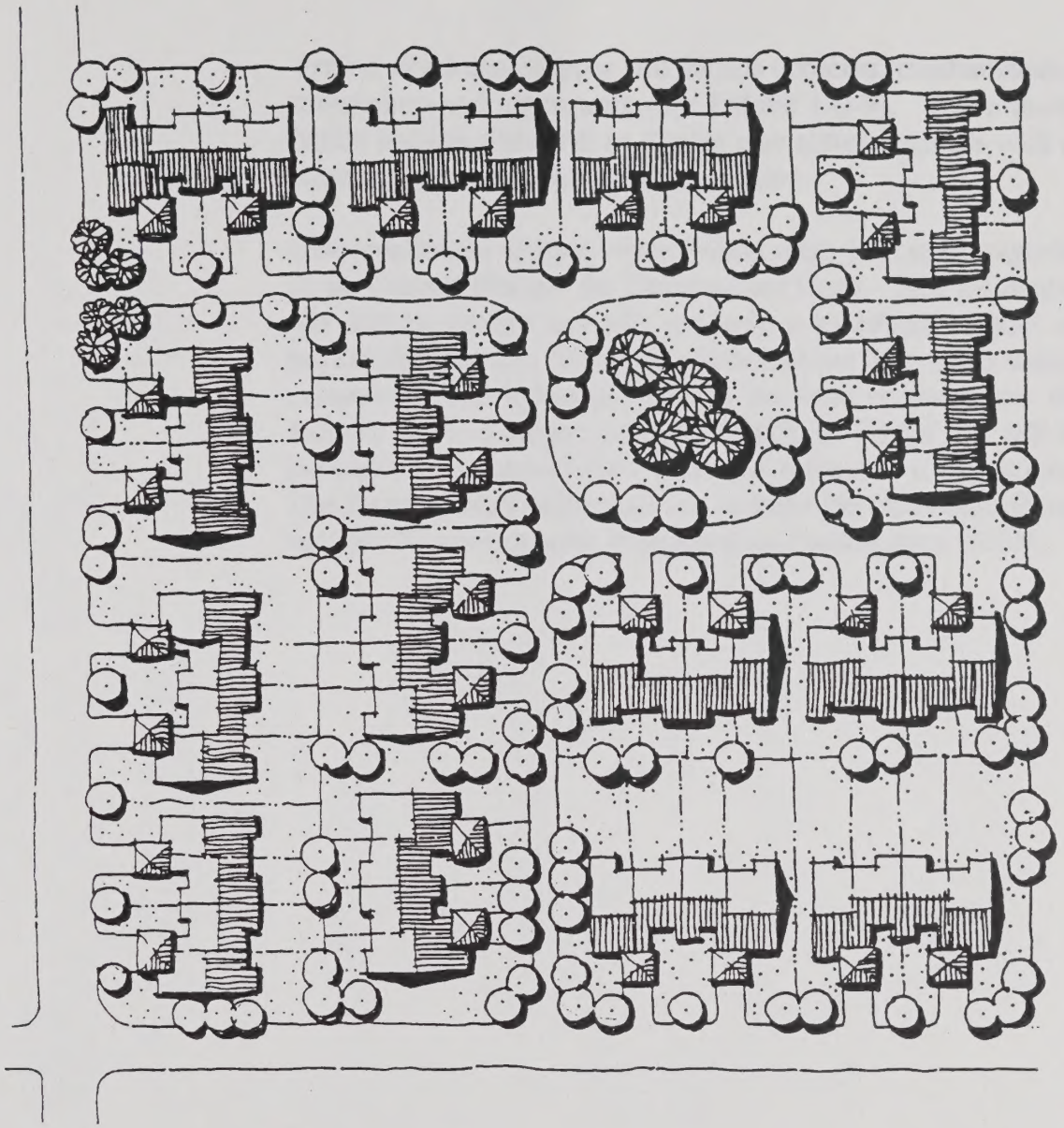
Medium Density Residential (R-M): 6.06-9.0 DU/net acre

The Medium Density Residential classification is a multi-family density category which contains a range of housing types including single-family attached homes such as duplexes, condominiums, townhomes, and senior housing developments. A typical Medium Density Residential site plan is illustrated on Exhibit LU-8.

The Medium Density category is intended for use near major arterial corridors and commercial centers. The potential population density ranges from 19 persons to 28 persons per acre.

Medium-High Density Residential (R-MH): 9.1-12.0 net acre

This residential designation allows the highest density of residential use within the planning area. Densities will range from 9.1 unit per acre up to 12 units per acre with corresponding population densities of between 28 persons per acre to 37 persons per acre. Actual development densities will depend on development standards and environmental constraints.

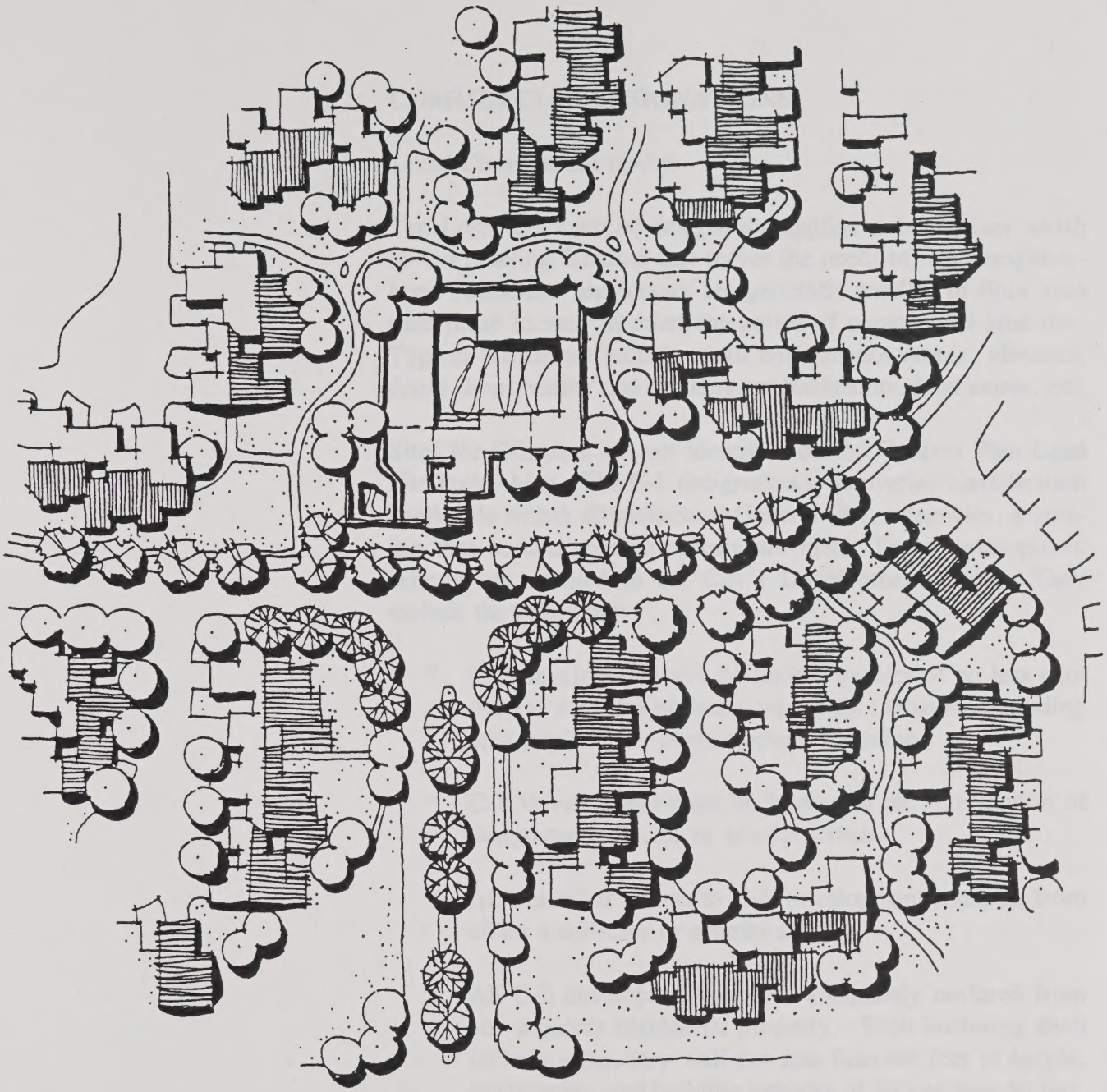


Fontana
General Plan -

Exhibit LU-8
Medium-Density Residential

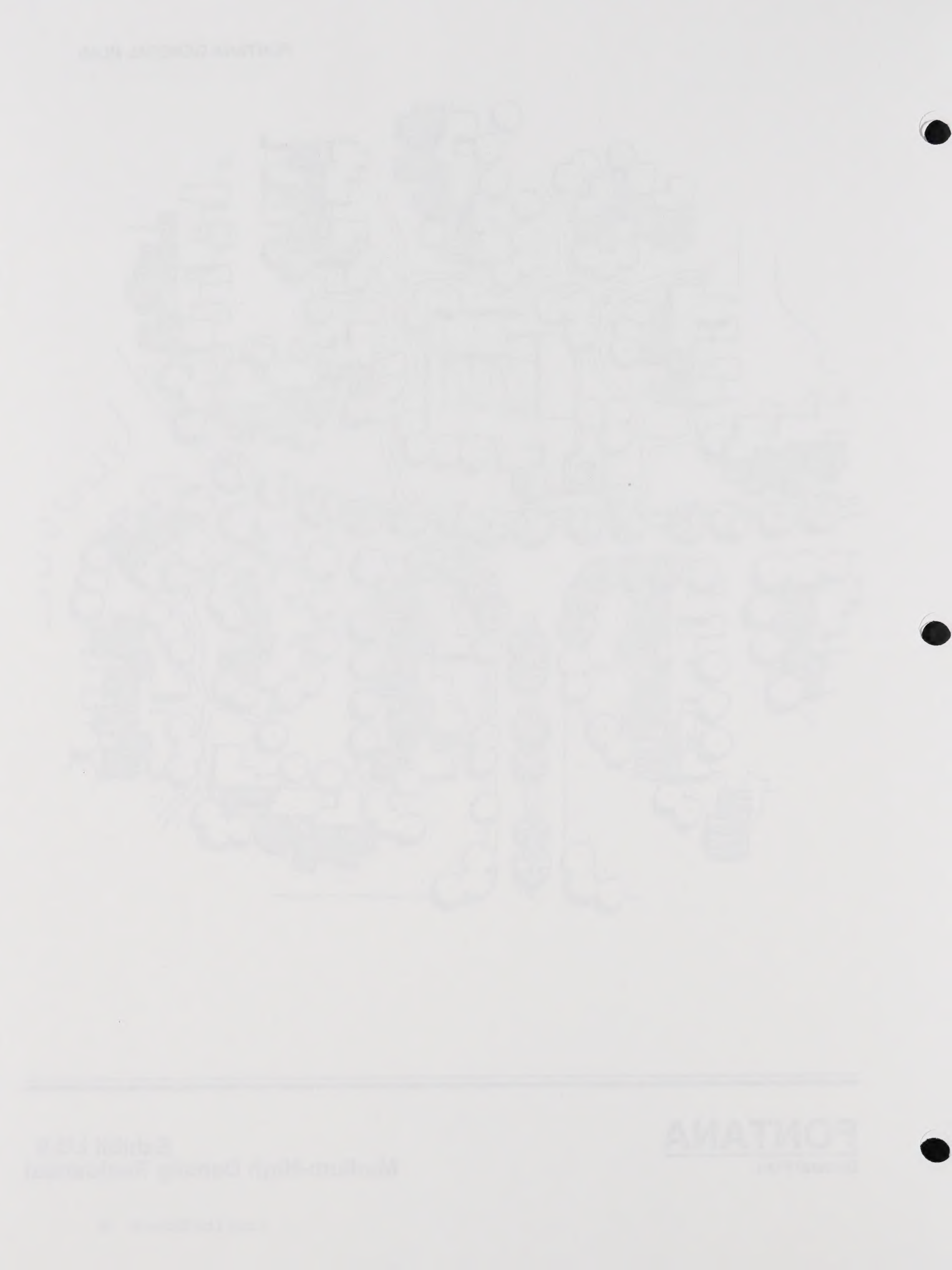
Typical development types will include duplexes, condominiums, townhomes and apartments (see Exhibit LU-9). These multi-family housing types will be located near activity centers such as commercial centers and arterial corridors.

Other residential use may occur within other land use categories of the General Plan per the Development Code. This residential use will be limited and will not have a significant impact on population densities. Permitted residential use may occur within commercial and industrial areas in the form of residences for security or management purposes. Such residential use will be permitted on a case-by-case basis and subject to a Conditional Use Permit. Other residential use includes the allowance of one unit per 20 acres in areas designated as Natural Area (OS-N).



FONTANA
General Plan

Exhibit LU-9
Medium-High Density Residential



COMMERCIAL DESIGNATIONS

Local Commercial (C-L):

The Local Commercial designation applies to businesses which have a retailing function that serves the needs of local neighborhood residents. Businesses are generally smaller in floor area than those located in other categories of commercial land use. Typical businesses include retail convenience stores, cleaners, donut shops, eating and drinking establishments, food stores, etc.

Sites for C-L uses are not identified on the General Plan Land Use Policy Map. The C-L designation is an overlay classification applicable within all residential General Plan categories, assuming that certain specific criteria are met. These development criteria are detailed in the City's Development Code. They include the following:

- C-L development will be limited to sites of no less than one (1) acre and no more than eight (8) acres, including area required for planned street widening.

- C-L development must be located at the intersection of designated collector or arterial streets.

- All vehicular access to C-L development must be from either a collector or arterial street.

- All C-L development must be adequately buffered from any adjacent residential property. Such buffering shall include a masonry wall not less than six feet in height, landscaping, and building setbacks of no less than 50 feet.

- No new C-L commercial development may be located within a one-half mile radius of another C-L use or other commercial General Plan designation.

The General Plan recognizes that there is a strong need for local shopping facilities within developed portions of the community. However, the location of such facilities can be better defined by market factors rather than by an arbitrary placement of commercial land use designations.

Intensity of development for the C-L category will be based on a height limit of 25 feet and a floor area ratio (FAR) of 0.33. The Development Code outlines further standards. (Added 8/15/95: Res. No. 95-59)

Community Commercial (C-C):

Businesses in this category generally have a retailing function that serves the needs of Fontana residents. The Community Commercial designations are located in the planning area to meet the commercial needs of specific residential areas. Typical businesses might include shopping centers, typically 8 to 20 acres, with a variety of convenience and service establishments, restaurants and related uses.

Intensity of development for the C-C category will be based on a height limit of 35 feet and a FAR of 0.5. (Revised 8/15/95: Res. No. 95-59)

Office Professional (C-O):

This commercial category includes those business establishments primarily involved in providing professional services. Activities included in this category include legal services, financial institutions, administrative and corporate offices, medical offices and clinics, and a wide range of similar businesses. Businesses in this classification generally do not have any retailing or wholesaling operations located on the premises.

Development intensity for this category will be governed by a 100-foot height limit and a FAR of 1.0. (Revised 8/15/95 Res. No. 95-59)

General Commercial (C-G):

A significant portion of land devoted to commercial enterprise is designated as General Commercial. This category permits a wide range of retailing, wholesaling, and service activities and represents an important source of sales tax revenue for the City. Specific uses include auto servicing and repair, furniture and appliance sales, and related service establishments.

The majority of the General Commercial land use designations are located along the major arterial corridors. Sierra Avenue, Foothill Boulevard, Arrow Highway, and Merrill Avenue all have significant frontage designated General Commercial. In addition, portions of some industrial specific plans include General Commercial land use. The maximum intensity of development in this category is governed by a 35-foot building height limit and a FAR of 0.5.

Regional Commercial (C-R):

The Regional Commercial category is a special commercial category suited for large commercial/business complexes such as regional malls. Commercial entities like the regional mall require a large area of developable land, several retail "anchor" outlets, and convenient regional access. Two areas designated for regional commercial activity are located at the intersection of the Interstate 10 freeway and Sierra Avenue, and at the intersection of the proposed Route 30 Freeway and Interstate 15 Freeway. Revenue generated by retail sales tax at these locations can contribute significantly to the City's general fund.

Land use intensity for this category will be regulated by the Development Code. A building height limit of 50 feet and a FAR of 1.0 maximum will be enforced.

Regional Mixed Use (RMU):

This land use classification applies to the north Fontana area (i.e., the area north of Baseline) and is intended as a focus for commercial and industrial uses along the Interstate 15 and Route 30 corridors. The creation of job-generating uses is an important goal to development with RMU areas. Specific development types allowed with RMU areas are as follows:

- Research and Development
- Regional Malls
- Corporate Business Parks
- Service Business Offices
- Light manufacturing such as fabricating, assembly, and processing (Revised 12/5/95: Res. No. 95-72)

- Warehousing and distribution (Added 12/5/95: Res. No. 95-72)
- Warehouse retail outlets
- Entertainment centers
- Hotels and convention centers
- Professional business offices
- Eating and drinking establishments
- Day care centers
- Institutional, public and quasi-public uses

Residential development at Medium-High Density Residential (R-MH) land use densities may be allowed in proposed Specific Plans for which a preferred land use alternative has been approved by the City Council as of November 24, 1992 if the following criteria are met (Revised 11/24/92: Res. No. 92-155):

1. The RMU area in which a residential project is being considered must be included as part of or planned community in conjunction with a R-PC master plan.

2. The residential component of RMU area must meet all of the General Plan and Zoning guidelines and requirements applicable to the density of the residential development being considered.

Land use intensity for this category will be regulated by the Development Code and appropriate specific plan documents. The maximum building height is 100-feet and the maximum FAR is 1.0 for projects developed within a specific plan. The maximum building height for commercial areas outside of a specific plan is 35-feet and the maximum FAR is 0.5. The maximum building height for industrial areas outside of a specific plan is 100-feet and the maximum FAR is 0.55. (Revised 12/5/95: Res. No. 95-72)

Community Mixed Use (CMU):

The Community Mixed Use designation applies to the north Fontana area and is intended to allow for support commercial uses for residential development within the Residential Planned Community areas. Specific uses are as follows:

- Community serving retail commercial centers
- Professional offices serving a community level need, such as doctors, lawyers, dentists, consulting firms, etc.
- Service business
- Entertainment centers such as movie theaters
- Sales outlets for wholesale business
- Eating and drinking establishments
- Day care centers
- Institutional, public and quasi-public uses

Residential development at Medium-High Density Residential (R-MH) land use densities may be allowed in proposed Specific Plans for which a preferred land use alternative has been approved by the City Council as of November 24, 1992 if the following criteria are met (Revised 11/24/92: Res. No. 92-155):

1. The CMU area in which a residential project is being considered must be included as part of or planned community in conjunction with a R-PC master plan.

2. The residential component of CMU area must meet all of the General Plan and Zoning guidelines and requirements applicable to the density of the residential development being considered.

The maximum intensity of development in this category is governed by a 35-foot building height limit and a FAR of 0.5.

INDUSTRIAL DESIGNATIONS

General Industrial (I-G):

Land use within the General Industrial designation includes a wide range of industrial activity. Uses may include manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and associated heavy commercial and related office use. The type of use for a specific site may depend on environmental constraints and adjacent land uses. Locations within the planning area designated for General Industrial use include a major portion of Fontana's existing industrial area. These locations include the I-10 Freeway Corridor, portions of Cherry Avenue, and existing industry in an area south of Foothill, north of Ceres and between Citrus and Cherry Avenues.

Intensity of development for I-G areas will be governed by a 100-foot height limit and a FAR of 0.55. (Revised 8/15/95: Res. No. 95-59)

The City's Development Code includes provisions for the General Industrial category which require new uses to identify the type and extent of waste generation. Any industrial uses will have to demonstrate a negligible effect on air quality, water quality and the waste (landfill and sewage impacts). All new industry must meet or exceed all applicable federal, state and local pollution control standards.

Planned Industrial (I-P):

The Planned Industrial classification applies to many of the industrially designated portions of the planning area. Allowable uses include a wide variety of light industry and, where subject to a corridor overlay, various associated office and commercial uses (see "Corridor Overlay").

Light industrial uses include: warehousing, research and development, light manufacturing, and administrative facilities. In addition, the I-P classification applies to several existing industrial specific plans; the Jurupa and Southwest Industrial Park Specific Plans, Fontana Gateway, and the West End Specific Plan.

The I-P classification encourages high quality development. Development Code requirements, (e.g. setbacks, landscaping, intensity of development, height, etc.) are more stringent than for uses allowed within the General Industrial I-G classification.

Development intensity for I-P areas shall be governed by a 100-foot height limit and a FAR of 0.55. (Revised 8/15/95: Res. No. 95-59)

Kaiser Steel Specific Plan Area (I-SP):

Because of the unique characteristics found only in the area commonly known as the Kaiser steel area, this area shall be developed through the use of a specific plan to provide the services and opportunities offered by a master planned industrial park setting. Implementation, phasing, and development standards will be developed through the specific plan process.

Permitted uses for the site will be General Industrial, Planned Industrial, and commercial and office uses. Percentages for each land use will be established based on performance standards such as:

- Capacities of arterial street systems and infrastructure;
- Consistency with regard to adopted City policy relating to fiscal impacts;
- Consistency with goals and policies of the General Plan; and
- Compatibility with surrounding land uses

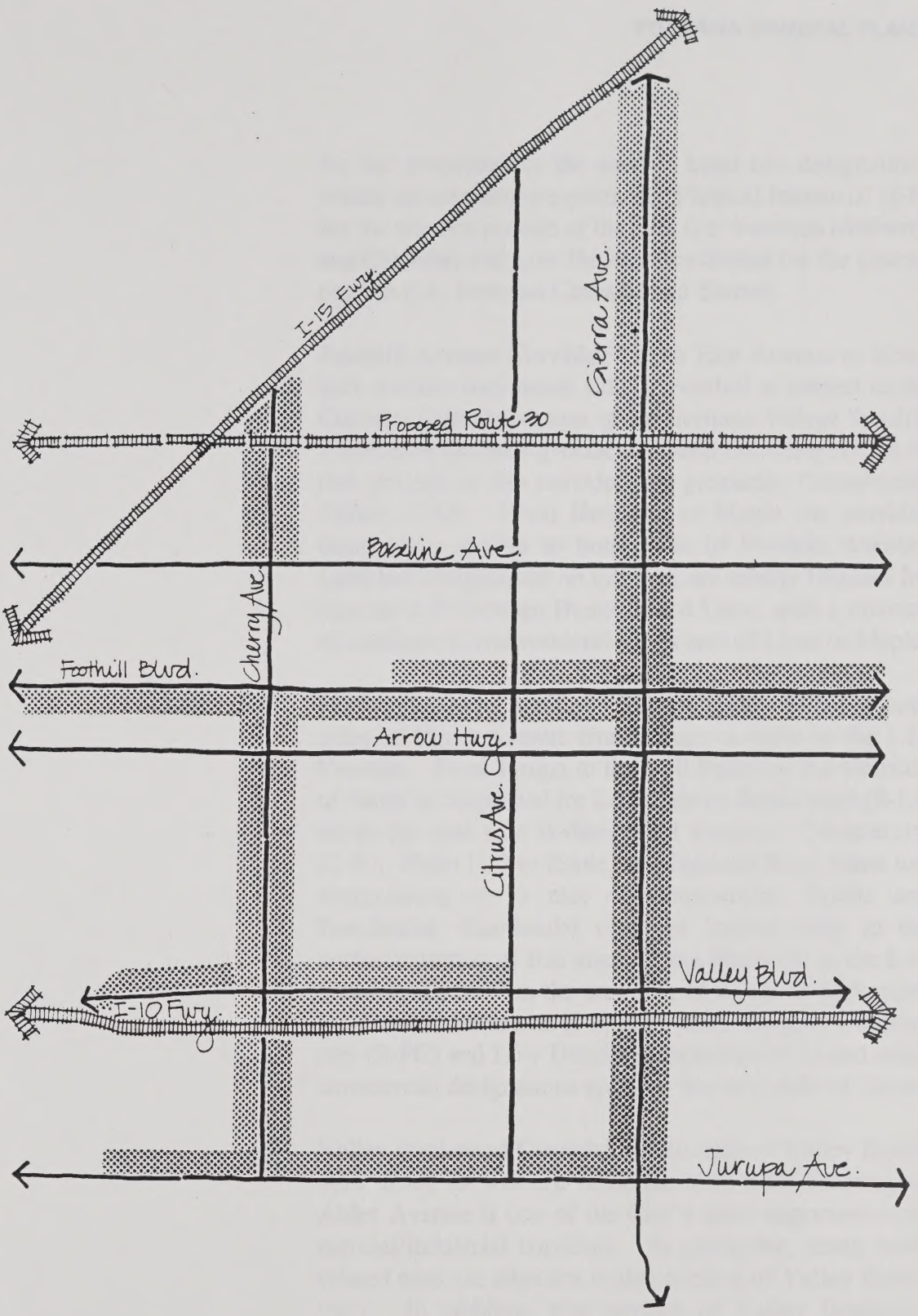
CORRIDOR OVERLAY (CORR)

The purpose of the Corridor Overlay designation is to control land use and apply specific development standards to certain important highway corridors in the City. Major and primary highways include Jurupa Avenue, Cherry Avenue, Foothill Boulevard and Sierra Avenue. Land use within the corridor area is defined by the underlying General Plan classification. The intent of the Corridor Overlay is to provide visual linkage throughout the core of the City by establishing aesthetic controls to the specified arterials. Coordinated streetscape and other development standards will unify the visual image of these important transportation corridors. In addition to aesthetic controls, specific land use types and development intensity within the base designation will be restricted.

Specific corridors are illustrated on Exhibit LU-10 and defined as follows:

Cherry Avenue Corridor - both sides of Cherry Avenue from Jurupa Avenue north to the I-15 Freeway. From Jurupa to Foothill, land uses are primarily Planned Industrial (I-P) with some Community Commercial (C-C) at the Jurupa, Valley, Arrow and Foothill intersections. These designations apply except where controlled by the Southwest Industrial Park Specific Plan. A portion of the area north of Arrow Highway has been designated Low Density Residential (R-L). From Foothill to Baseline, the Corridor Overlay does not apply because Cherry Avenue traverses the Heritage Village which is subject to a development agreement between the project's developer and the City. From Baseline to the I-15 Freeway, underlying land use designations are Regional Commercial (C-R), and a small amount of Planned Community (R-PC).

Jurupa Avenue Corridor - the north side of Jurupa Avenue between Mulberry and the eastern City boundary. Only the north side of Jurupa is subject to the corridor designation because of the Southridge Specific Plan/ Development Agreement which specifies land use policy



North 0 6660 scale in feet

Fontana

General Plan -

Exhibit LU-10
Corridor Overlay Areas

for the properties to the south. Land use designations within the corridor are primarily Planned Industrial (I-P) for the western portion of the area (i.e. between Mulberry and Catawba) and Low Density Residential for the eastern portion (i.e. between Catawba and Sierra).

Foothill Avenue Corridor - from East Avenue to Hemlock Avenue only south side of Foothill is subject to the Corridor Overlay because of the Heritage Village Specific Plan/Development Agreement. Land use designations in this portion of the corridor are primarily Commercial Office (C-O). From Hemlock to Maple the corridor designation applies to both sides of Foothill Avenue. Land use designations on this area are mostly Planned Industrial (I-P) between Hemlock and Lime, with a mixture of commercial and residential uses east of Lime to Maple.

Sierra Avenue Corridor - The corridor applies to both sides of Sierra Avenue from Jurupa Avenue to the I-15 Freeway. From Jurupa to the I-10 Freeway the westside of Sierra is designated for Low Density Residential (R-L), while the east side is designated Regional Commercial (C-R). From I-10 to Route 30 (Highland Blvd.) land use designations are a mix of Commercial, Public and Residential. Residential uses are located only in the northern portion of this area. From Route 30 to the I-15 Freeway all land on the east side of Sierra is designated for Planned Industrial (I-P) use, while Planned Community (R-PC) and Low Density Residential (R-L) and some commercial designations apply to the west side of Sierra.

Valley Boulevard Corridor - Both sides of Valley Boulevard from its western terminus with I-10 Freeway to Alder Avenue is one of the City's most important commercial/industrial corridors. In particular, many truck related uses are adjacent to this portion of Valley Boulevard. In addition, that portion of Valley Boulevard between Cherry Avenue and Citrus Avenue is included in the corridor overlay area for the specific purpose of developing an auto vehicle sales center. Freeway access at Cherry Avenue and Citrus Avenue coupled with

excellent freeway visibility and large underutilized parcels, provide a key opportunity for the development of an auto center. Land Use designations include Community Commercial (C-C), General Commercial (C-G), Planned Industrial (I-P), and Industrial Specific Plan (I-SP). (Revised 5/21/91: Res. No. 91-102)

Etiwanda Boulevard Corridor - The eastern side of Etiwanda Avenue is the western border of the Fontana Planning Area and an important access route to several industrial areas. Land use designations are primarily Planned Industrial (I-P) and General Industrial (I-G) that respectively correspond to the Southwest Industrial Park and Fontana Gateway Specific Plans. (Revised 5/21/91: Res. No. 91-102)

The Corridor Overlay designation is generally intended to control the area within 150 feet of the planned right-of-way. However, to facilitate the City's intent to provide a visual linkage to the City, the Corridor Overlay designation for the south side of Valley Boulevard will control the area between Valley Boulevard and the northern boundary for the I-10 Freeway. Development of large parcels and consolidation of smaller parcels are encouraged.

Specific development criteria and streetscape improvement standards within the Corridor Overlay areas are presented in the City's Development Code.

Provision of the land use and development standards in the corridors will upgrade the City's image, improve vehicle circulation, and ensure compatibility with surrounding land uses.

PUBLIC FACILITY DESIGNATIONS

The following land use designations address a wide variety of public and quasi-public uses, including locations for schools, public recreation, governmental facilities, utilities and institutional uses such as hospitals. The activities within these land use categories are operated by governmental agencies including the City, County, and public/semi-public agencies (e.g. school districts, water purveyors, and utilities). Any disposal and sale of land designated as Public Facility to private parties will require a subsequent general plan amendment before further development or redevelopment can proceed.

Public School (P-S):

Locations of existing and proposed schools are identified and indicated by this designation. Grade levels are also identified. Playgrounds adjacent to school sites are designated as Public Recreation land use.

Public Recreation (P-R):

This designation includes regional and local parks, school playgrounds, and any recreational facility operated by a public or quasi-public agency.

Public Facility (P-F):

Land use in this category represents the facilities of public and quasi-public agencies such as the City, County, water and sewer districts, and fire protection districts.

Public Utility Corridor (P-UC):

The Public Utility Corridor designation identifies locations in the planning area which contain easements for utilities such as Southern California Edison transmission lines and easements held by other quasi-public agencies.

Public Institution (P-I):

Locations of hospitals and quasi-public institutions are contained in this category.

OPEN SPACE DESIGNATIONS

Natural Area (OS-N):

The Natural Area designation identifies those locations within the planning area which, for specific environmental reasons, have been planned to remain in a natural condition. Areas designated as OS-N include portions of the Jurupa Hills and the foothills of the San Gabriel Mountains bordering the National Forest land.

These areas have been designated as Natural Area because of environmental constraints to development and because of the special visual qualities. The OS-N category includes areas which have slopes of 20 percent or greater and are subject to wildfire conditions. The extremely rocky subsoil conditions constrain typical grading for development without massive disruption of existing contours. These areas also represent significant ecological and archaeological resources. In addition to the environmental constraints, the Jurupa Hills and the San Gabriel Mountains are landforms which serve to define the northern and southern limits of the City. They represent significant visual relief from urbanized areas.

Strict controls on grading for roads and building pads will be required to protect visual and environmental resources in these areas. Wildfire management standards are also required. Development standards for these areas will be regulated by the Development Code.

A large portion of the land area designated as Natural Area is privately owned. A residential density of one unit per 20 acres is permitted under the OS-N category.

Resource Area (OS-R):

Land uses within the Resource Area designation include quarries, flood control channels, ground-water percolation basins, and agriculture. The OS-R category allows for the continued productive use of natural resources. However, only structures related to the management of resources is permitted. The character of these areas is intended to remain as open space.

The Resource Area designations as well as the Natural Area designations play an important role in the Open Space/Recreation plan for the City. The percolation basins can serve alternatively as wildlife/recreation areas. Flood control channels provide an opportunity for bike/hike/equestrian trails. Future reclamation of the quarries for recreation and habitat establishment represent a valuable asset to the City. The potential for OS-N and OS-R designations is defined within the Resource Management Section of the General Plan.

SPECIFIC PLAN DESIGNATIONS

Land use designations within approved specific plans are consistent with the goals and policies of the General Plan. Listed below are the General Plan land use designations for the approved specific plans within the City of Fontana. (Specific plan designations #1 through #16 added on 8/6/91: Res. No. 91-176)

Rancho Fontana Specific Plan (#1):

The Rancho Fontana Specific Plan is primarily a single-family residential development. The specific plan is located in the north central portion of the City, west of Citrus Avenue along both sides of Baseline Avenue on approximately 510 acres. Land uses include residential, commercial, mixed use areas, and quasi-public/recreational.

Walnut Village Specific Plan (#3):

The Walnut Village Specific Plan is primarily a single-family residential development. The specific plan is located in North Fontana at the southeast corner of Sierra Avenue and Highland Avenues on approximately 342 acres. Land uses include residential, commercial, and quasi-public/recreational.

Southridge Village Specific Plan (#5):

The Southridge Village Specific Plan is primarily a single-family residential development. The specific plan is located along the Riverside County line at the southwest corner of Sierra and Jurupa Avenues on approximately 2,560 acres. Land uses include residential, commercial, public/quasi-public, parks, and open space.

Southwest and Jurupa Industrial Park Specific Plan (#8):

The Southwest and Jurupa Industrial Park Specific Plan is an industrial development in two separate areas in the southwest and south central portion of the Fontana Planning Area on approximately 1,664 acres. The Southwest Industrial Park is located at the southeast corner of Etiwanda and Jurupa Avenues. The

Jurupa Industrial Park is primarily located south of Interstate 10 between Cherry and Catawba Avenues. Land uses include light to heavy industrial, rail-served industrial, agricultural industrial, business park, and commercial.

Northgate Specific Plan (#9):

The Northgate Specific Plan is primarily a single-family residential development. The specific plan is located in the central part of Fontana on approximately 87 acres. Land uses include residential, commercial/residential mixed use areas, and recreational.

Hunter's Ridge Specific Plan (#10):

The Hunter's Ridge Specific Plan is primarily a single-family residential development. The site is located three miles west of Lytle Creek at the base of the lower slopes of the San Gabriel Mountains in the northwest corner of the Fontana Planning Area on approximately 570 acre. Land uses include residential, commercial, public/quasi-public, and open space.

West End Specific Plan (#12):

The West End Specific Plan is a mixed use community including residential, commercial retail, commercial office, industrial/ business park, and public/quasi-public uses. The specific plan is located at the western boundary to the Fontana Planning Area between Foothill Boulevard and Baseline Avenue and encompasses approximately 1,478 acres.

Fontana Gateway Specific Plan (#13):

The Fontana Gateway Specific Plan is an industrial development located at the southeast corner of Slover Avenue and Etiwanda Avenue on approximately 790 acres. Land use is general industrial with an overlay zone that allows a small amount of retail and incubator business development.

South Park Specific Plan (#15):

The South Park Specific Plan is a single-family residential development located on 117+/- acres at the southeast corner of Sierra Avenue and Jurupa Avenue. Land uses include single-family residential, park, and open space.

Empire Center Specific Plan (#16):

The Empire Center Specific Plan is a commercial retail development located at the southeast corner of Interstate 10 and Sierra Avenue on approximately 292 acres.

Sierra Lakes Specific Plan (#17):

The Sierra Lakes Specific Plan is a 700 acre master planned golf course community generally bounded by Highland Avenue on the south, Citrus Avenue on the west, Summit Avenue on the north, and Sierra Avenue on the east. An adjacent site is part of the project and generally bounded by Highland Avenue on the south, Catawba Avenue on the west, Curtis Avenue on the north, and Citrus Avenue on the east. (Added 11/1/94: Res. No. 94-125)

California Landings Specific Plan (#20):

The California Landings Specific Plan is a 223 acre single-family and commercial mixed use development generally located between Highland Avenue, Knox Avenue, Walnut Avenue, and Hemlock Avenue. (Added 8/2/94: Res. No. 94-95)

Westgate Specific Plan (#22):

The Westgate Specific Plan is approximately 950 acres of mixed use of development. Land uses include commercial, light industrial, residential, and public/quasi-public uses. The Specific Plan is located along the east side of Interstate 15, on the north and south side of Route 30 Freeway. (Added 10/15/96: Res. No. 96-61)

3.6 Implications of Land Use Policy

The implementation of the land use policy contained in this Element will permit additional development in Fontana although this growth will be managed in a manner that is consistent with citywide goals and objectives. The distribution by acreage of land uses citywide and within the City's Sphere of Influence is indicated in Table LU-1.

Table LU-1 provides a breakdown of land area devoted to a specific land use within the six major land use categories of Residential, Commercial, Industrial, Public Facility, Open Space and Transportation Related.

Tables LU-2 provides projected housing and population statistics for the combined planning area. These figures are based on the threshold densities allowed in each residential designation. Actual densities may vary within the allowable density range. The number of units projected is calculated using 'net' acreage, i.e., 20 percent less for infrastructure requirements, plus an open space/parks dedication allocation.

Existing land use can have a significant impact on both the development intensity and amount of acreage for a specific land use. For example, an existing commercial use within a residential designation, though non-conforming, may be permitted to continue and preclude the use of that land as residential. Also, an existing low intensity residential development, though designated for a higher intensity, may never be built out to permitted capacity if the land owner so chooses. These factors will result in differences between the actual and conceptual land use acreages and intensities for various land use types.

TABLE LU-1
LAND USE BY ACREAGE

Land Use Characteristic		City of Fontana	Sphere of Influence	Total Area (gross acres)
R-E	Residential Estates	24	627	651
R-IE	Industrial Estates	0	329	329
R-L	Low Density Resid.	853	1,114	1,967
R-PC	Planned Community/Resid.	3,223	0	3,223
R-SF	Single Family Resid.	4,329	1,978	6,307
R-M	Medium Density Res.	2,800	15	2,815
R-MH	Med-High Density Resid.	807	27	834
C-C	Community Commercial	439	226	665
C-G	General Commercial	638	133	771
C-R	Regional Commercial	545	0	545
C-O	Office Commercial	215	10	225
CMU	Community Mixed Use	829	0	829
RMU	Regional Mixed Use	980	91	1,071
I-G	General Industrial	1,263	459	1,722
I-P	Industrial Park	1,481	2,024	3,505
I-SP	Industrial-Specific Plan	0	2,055	2,055
P-S	Schools	225	21	246
P-UL	Utility Corridor	802	347	1,149
P-R	Park/Rec. Facility	692	42	734
P-PF	Public Facility	274	28	302
P-I	Public Institutional	60	0	60
OS-N	Open Space, Natural	1,215	489	1,704
OS-R	Open Space, Resource	387	133	520
	Transportation, Fwy & Rail	793	512	1,305
TOTAL		22,874	10,660	33,534

TABLE LU-2
PLANNING AREA DENSITY AND POPULATION

Residential Characteristics		Average Density (units/acre)	Adjusted Acreage (1)	Housing Units	Population Capacity (2)
R-E	Res. Estates	0.50	460	230	710
R-IE	Ind. Estates	2.00	230	460	1,430
R-L	Low Density	2.00	1,380	2,750	8,540
R-PC	Planned Community	5.00	2,250	11,300	35,030
R-SF	Single-Family	5.00	4,420	22,100	68,510
R-M	Medium Density	7.00	1,970	13,790	42,760
R-MH	Med-High Density	10.00	580	5,840	18,100
TOTAL		-	11,300	56,470	175,080

(1) Acreage adjusted for streets and roadways, public facilities, open space, and schools.
(2) Assumes 3.1 persons per household

The total number of units that could be constructed if development proceeded at the threshold densities outlined in the General Plan Land Use Policy could reach nearly 65,000 units. Total build-out at maximum densities rarely occurs for a variety of reasons. First, total build-out assumes that development will proceed exactly as outlined in the Land Use Element and the Land Use Policy Map. As discussed earlier, environmental constraints, existing land uses, the use of threshold densities and conditional land use all have an impact on the eventual acreage and intensity of development of a particular land use type. Second, the build-out model assumes that at some point in the planning period, development will be complete. Finally, not all development will be at the maximum densities permitted under the land use policy.

The potential development capacity of a community may be better estimated by determining its "effective development capacity" which assumes that under the most realistic circumstances, a community will be developed to its theoretical build-out capacity. The entire Planning Area, if it were developed to effective capacity, would have an estimated 56,500 housing units representing an increase of 31,400 units over the existing number.

The potential population that will be anticipated to result with the implementation of the land use policy can be estimated by multiplying the number of units possible under buildout (either theoretical capacity or effective capacity) by the average number of persons per household. Assuming a future average household size of 3.1 persons, based on an emphasis toward larger homes, and the theoretical development capacity (100% build-out), an estimated 175,000 persons could live within the entire area governed by this General Plan.

Amendments to the 1990 Circulation Element:

Resolution No. 90-281	Page 11:	Revision to Exhibit CIR-1: local street, collector street, secondary highway, primary highway, and major highway cross-sections
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 91-209	Page 9:	Revisions and additions to Section 4.4.1
	Page 11:	Addition to Exhibit CIR-1: major highway cross-sections
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 92-108	Page 9:	Revision to Section 4.4.1
	Page 11:	Addition to Exhibit CIR-1: modified cross-sections for Sierra Avenue and Valley Boulevard
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 93-97	Page 11:	Addition to Exhibit CIR-1: modified cross-sections for San Bernardino Avenue and Orange Way
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 94-46	Page 11:	Addition to Exhibit CIR-1: modified cross-section for Cherry Avenue/Coyote Road
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 94-95	Page 11:	Addition to Exhibit CIR-1: modified cross-section for Walnut Avenue
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 94-125	Page 11:	Addition to Exhibit CIR-1: modified cross-section for local streets in specific plans/community plans in North Fontana
Resolution No. 96-54	Page 11:	Addition to Exhibit CIR-1: modified cross-section for Sierra Avenue
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 96-60	PP 4-5:	Addition of Policies 4.1.13 through 4.1.16
	Page 10:	Addition to Section 4.4.1
	Page 11:	Addition to Exhibit CIR-1: eight-lane major highway cross-section
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan
Resolution No. 97-71	Page 11:	Revision to Exhibit CIR-1: modified cross-sections for Armstrong Road and Locust Avenue
	Page 19:	Revision to Section 4.4.6
	Page 20:	Revision to Exhibit CIR-2: Circulation Master Plan

4.0 CIRCULATION ELEMENT

4.1 Introduction

The Circulation Element is one of the seven mandated elements of the General Plan and is intended to guide the development of the City's circulation system in a manner that is compatible with the Land Use Element. Due to the importance of a well planned circulation system, the State of California has mandated the adoption of a citywide Circulation Element since 1955. The current State mandate for a Circulation Element is found in Government Code section 65302(b), which states that the General Plan shall include:

> "...a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."

The anticipated level and pattern of development by the year 2010, as identified in the Land Use Element, will generate demands on the City's infrastructure system that must be accommodated by the circulation system, transportation terminals, public utilities and facilities. To help meet these demands and achieve balanced growth, the City has adopted specific goals and policies which serve as the basis for the Circulation Element.

A Circulation element must take into account that increasing populations, energy shortages and the continued degradation of air quality are producing profound changes in how we view both transportation requirements and land development patterns.

4.2 Relationship to Other General Plan Elements

The Circulation and Land Use Elements mutually affect one another. The nature, routing and design of circulation facilities are among the major determinants of the form of human settlement and of the uses of the land. Conversely, land uses create a demand for circulation facilities. The goals and policies of the Circulation Element also have a direct relationship with the housing, open space, noise and safety elements. State law requires consistency among all the elements of the General Plan.

4.3 Circulation Goals and Policies

The Circulation Element is based on a set of circulation related goals which reflect and are designed to support the city wide objectives of the General Plan. The goals acknowledge the changing economic, social and environmental conditions in the City and surrounding region, and the current and anticipated needs of the community. The goals and policies express the City's position on circulation and development in Fontana. The goals and policies related directly to circulation issue areas discussed in following sections. These issues are: 1) Major Thoroughfares and Transportation Routes; 2) Terminals-Intercity Transportation; 3) Public Transit: 4) Bicycle and Pedestrian Facilities; 5) Trucks; and 6) Railroads.

MAJOR THOROUGHFARES AND TRANSPORTATION ROUTES

GOAL 4.1 - To provide a balanced transportation system that meets the needs of current and future residents and ensures the safe and efficient movements of vehicles, people and goods throughout the City.

Policy 4.1.1: Plan for the provision of a variety of street classifications specifically designed to serve the various traffic needs in the area, including major highways, primary highways, secondary highways, collector streets, industrial collectors and local streets.

Policy 4.1.2: Limit direct private property access to arterials to maintain a desired quality of flow.

Policy 4.1.3: Design each arterial; and its terminal facilities including parking with sufficient capacity to accommodate anticipated traffic based on intensity of projected and planned land use.

Policy 4.1.4: Regulate the intensity of land use to keep traffic on any arterial in balance with roadway capacity.

Policy 4.1.5: Design and employ traffic control measures, including signalization, limiting access, turn lanes, lane striping, and signage to ensure City streets and roads function as intended.

Policy 4.1.6: Provide for safe operations of rail service, truck/auto/bus traffic, pedestrians, bicycles, and other modes by adhering to national standards and uniform practices.

Policy 4.1.7: Coordinate street system improvements and signalization with regional transportation efforts.

Policy 4.1.8: All streets designed after adoption of the General Plan will be planned to function at LOS C or better. Improvements to existing streets (i.e., as of May 1990) will be designed to LOS C standards whenever possible.

Policy 4.1.9: Locate new development and their access points in such a way that traffic is not encouraged to utilize local streets and alleys for access to the development and its parking.

Policy 4.1.10: Provide new bus turnouts along appropriate arterials.

Policy 4.1.11: Plan for the design and construction of interchange facilities on Interstate 10 at Alder and Beech.

Policy 4.1.12: Improve intersection capacity by use of left-turn pockets wherever feasible.

Policy 4.1.13: Whenever possible, prohibit new residential driveway access to arterial roads. (Added 10/15/96: Res. No. 96-60)

Policy 4.1.14: Discourage parking, stopping, and multiple driveway access to arterial roads. (Added 10/15/96: Res. No. 96-60)

Policy 4.1.15: Limit parking and residential driveway access to collector streets. (Added 10/15/96: Res. No. 96-60)

Policy 4.1.16: Whenever practical, prohibit cross drains on new arterial roadways. (Added 10/15/96: Res. No. 96-60)

TERMINALS - INTERCITY TRANSPORTATION

GOAL 4.2 - To provide a regional network of transportation facilities that ensure the safe and efficient movement of vehicles, peoples and goods throughout the City.

Policy 4.2.1: Provide terminal facilities for inter-city and regional travel by public and private transportation modes.

Policy 4.2.2: Continue to support the regional bus system to provide intra-city service, inter-city service to major employment centers, and, connection to regional transportation transfer points.

Policy 4.2.3: Plan for the provision of a "TransCenter" to be used as a park-and-ride for regional bus/railroad/light rail service.

PUBLIC TRANSIT

GOAL 4.3 - To encourage an improved citywide public transit system that provides mobility to all City residents.

Policy 4.3.1: Continue to coordinate transit planning with the Southern California Association of Governments, the San Bernardino County Transportation Commission, the Southern California Rapid Transit District, Omnitrans and adjacent communities.

Policy 4.3.2 Recognize private transportation services (taxis, vans, buses and limousines) as an integral part of public transportation.

Policy 4.3.3: Coordinate with human service agencies and public schools to reduce duplicate transportation.

Policy 4.3.4: Require, where needed and appropriate, new development to provide transit facilities, such as bus shelters and turn-outs, consistent with existing and anticipated demands.

Policy 4.3.5: Ensure accessibility of disabled persons to public transportation.

Policy 4.3.6: Encourage commuters and employers to reduce vehicular trips by offering incentives such as reduced passes and preferential parking for ridesharing.

Policy 4.3.7: Investigate and implement new opportunities to further finance demand/response transit service for the elderly, handicapped and recreational purposes.

BICYCLE, PEDESTRIAN AND EQUESTRIAN FACILITIES

Goal 4.4 - To protect and encourage non-motorized transportation such as bicycle and pedestrian routes.

Policy 4.4.1: Establish a citywide bicycle, equestrian, and pedestrian Master Plan and City Design Standards.

Policy 4.4.2: Encourage new development to provide pedestrian paths through projects.

Policy 4.4.3: Encourage new development to provide reasonable and secure space for bicycle storage.

Policy 4.4.4: Plan routes that are accessible for disabled persons that link public facilities and commercial areas to residential neighborhoods. The use of audible traffic signals along this route should be considered.

Policy 4.4.5: Provide bicycle racks in all public facilities and along major public streets.

Policy 4.4.6: Assure that local bicycle routes will complement regional systems and be compatible with routes of neighboring municipalities.

Policy 4.4.7: Utilize easements and/or rights-of-way along flood control channels, public utility rights-of-way, railroad rights-of-way, and street rights-of-way wherever possible for the use of bicycle and equestrians.

Policy 4.4.8: Encourage the development and maintenance of pedestrian trails and equestrians in the Jurupa Hills.

Policy 4.4.9: Maintain all pedestrian trails through an active program of weed abatement in a neat and orderly manner.

TRUCKS

GOAL 4.5 - To provide a circulation system that reduces conflicts between commercial trucking, private/public transportation and land uses.

Policy 4.5.1: Provide designated truck routes for use by commercial trucking that minimize impacts on local traffic and neighborhoods.

Policy 4.5.2: To provide appropriately designed roadways for the designated truck routes that can safely accommodate truck travel.

Policy 4.5.3: To develop berms and barriers along truck routes to minimize noise impacts to sensitive land uses.

Policy 4.5.4: To provide sufficient loading areas to minimize interference with efficient traffic circulation.

Policy 4.5.5: To vigorously enforce truck regulations to improve safety.

RAILROADS

GOAL 4.6 - To provide the continued development of rail facilities while minimizing the impacts to land uses and arterial circulation.

Policy 4.6.1: Work with the railroad companies to maintain a safe and efficient rail system within the City.

Policy 4.6.2: Establish connections between inter-city rail and major activity centers to improve freight transfers and provide passenger service.

Policy 4.6.3: Provide spur access to appropriate industrial developments.

Policy 4.6.4: Develop safe and efficient designs to minimize the impacts of at-grade arterial road crossings.

Policy 4.6.5: Provide appropriate noise attenuation for new residential developments.

Policy 4.6.6: Analyze the viability of locating a rail station, with a parking structure, between Orange Way and Ceres Avenue.

4.4 Major Thoroughfares & Transportation Routes

4.4.1 Classification of Streets

For the purposes of analysis and evaluation of roadway needs, a roadway classification system has been established for use in this study. Typical cross-section elements associated with each classification are shown in Exhibit CIR-1. Cross-sections which require deviation from the typical adopted cross-sections indicated in Exhibit CIR-1, shall only be applicable to infill areas where substantial development exists with existing physical constraints, including street improvements. In no case shall the modified cross-section be less than the existing adjacent cross-section or the previously adopted cross-section for the street on the 1981 General Plan. (Revised 10/1/91: Res. No. 91-209)

Additional right-of-way dedication beyond the approved typical cross-section may be required in order to accommodate additional turn lanes in order to obtain acceptable levels of service per City requirements. The six roadway classifications are briefly described below. (Added 10/1/91: Res. No. 91-209; Revised 7/21/92: Res. No. 92-108)

Major highways can accommodate six travel lanes and may have raised medians. These facilities carry high traffic volumes and are the primary thoroughfares linking adjacent cities. Driveway access to these roadways is typically limited to provide efficient high volume traffic flow.

Primary highways are designed to accommodate four travel lanes with a median, carry high traffic volumes and provide limited access. They function to link the major highways to the secondary highways as well as carry vehicles entering and exiting the City. Driveway access is also typically limited, where feasible.

Secondary highways are typically four-lane arterials and can accommodate parallel parking in each direction. These highways carry traffic along the perimeters of major developments and are also through streets enabling traffic to cross large areas of the City.

Collector streets are typically two-lane arterials that connect the local streets with the secondary highways.

Industrial collectors are typically two-lane arterials designed to accommodate industrial traffic.

Local streets are typically two-lane arterials designed to serve neighborhoods within residential areas.

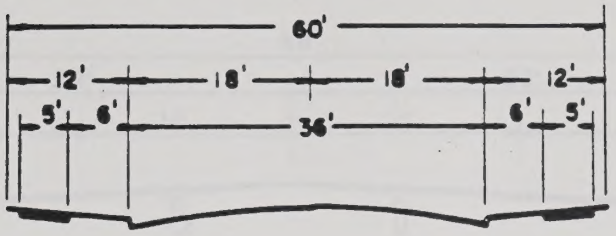
Sidewalks are designed to accommodate pedestrian traffic. Their location and existence may vary from Exhibit CIR-1. Meandering sidewalks are encouraged along major boulevards to create street scene and encourage pedestrian traffic. Some areas may only require sidewalks on one street side only. These areas include industrial areas or the freeway side of flood control channel side of a roadway. (Added 10/15/96: Res. No. 96-60)

4.4.2 Existing Roadway System

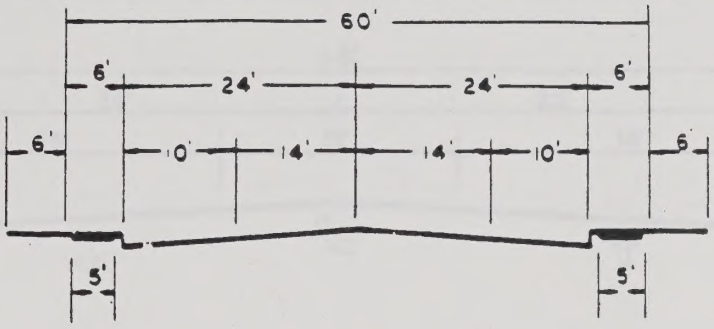
Fontana is served by two regional highway facilities. The San Bernardino Freeway (Interstate 10) is an eight-lane east-west freeway which traverses the southern portion of the City. The Devore Freeway (Interstate 15) is an eight-lane freeway which runs northeast-southwest through the northwest portion of the City's sphere of influence.

Key north-south arterials include Sierra Avenue, Citrus Avenue, and Cherry Avenue, which all have interchanges with I-10. Sierra Avenue is a four-lane divided arterial which serves the primary commercial areas of the City. Cherry Avenue is a four-lane arterial (divided in some segments) which serves an industrial area west of the current City limits and has an interchange with I-15.

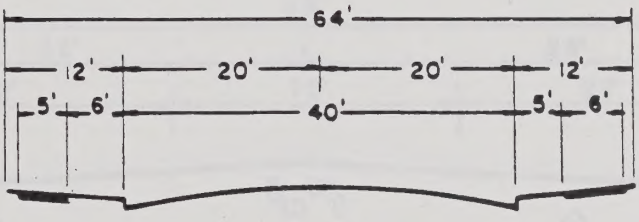
Short Local Street



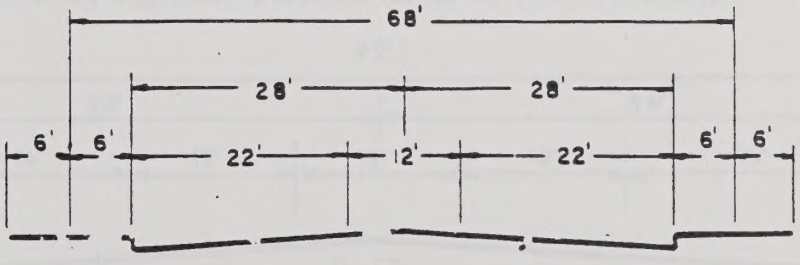
Local Industrial



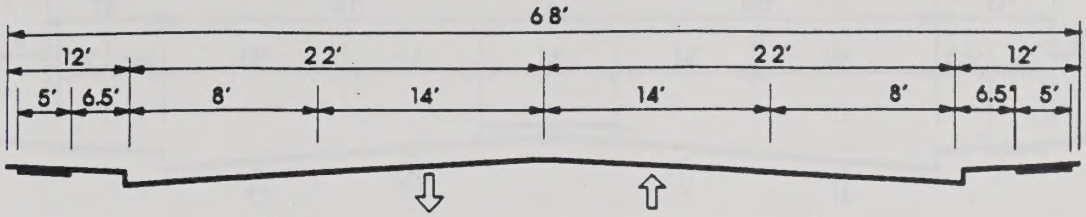
Local Street



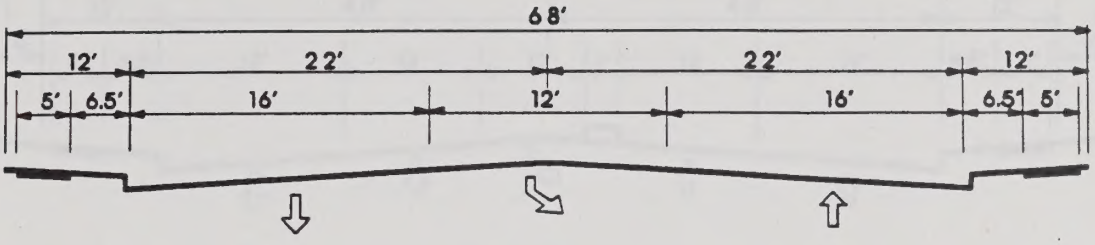
Industrial Collector



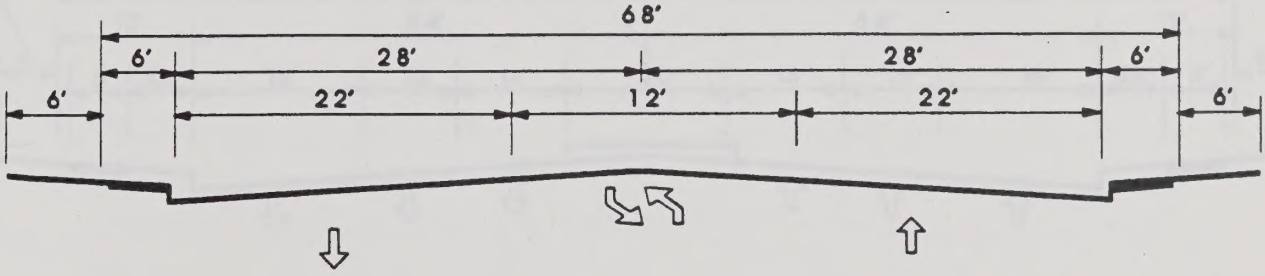
Collector Street-Midblock (Revised 12/18/90: Res No. 90-281)



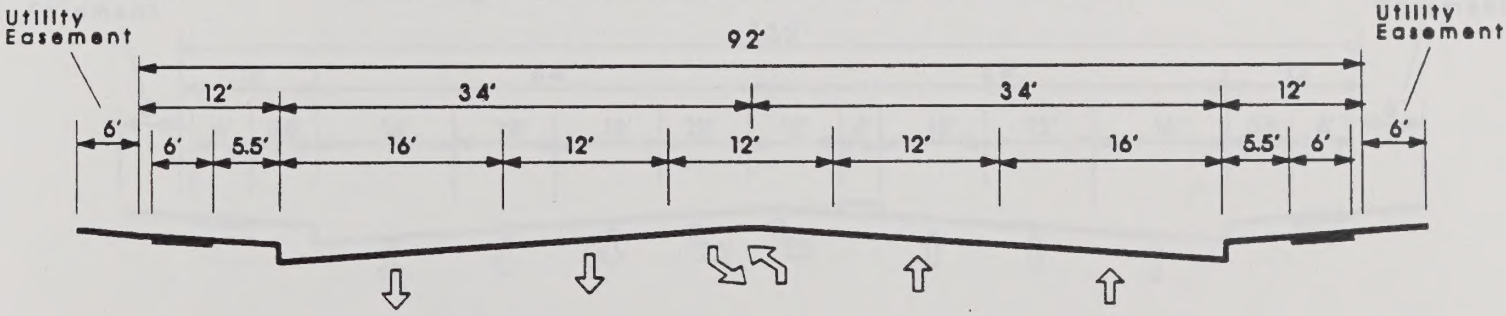
Collector Street-Intersection (Added 12/18/90: Res No. 90-281)



Collector Street - Industrial (Added 12/18/90: Res No. 90-281)

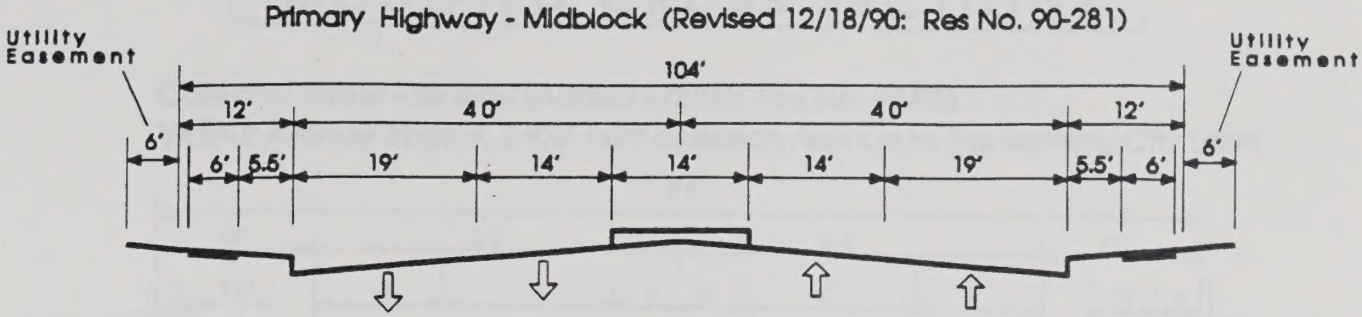


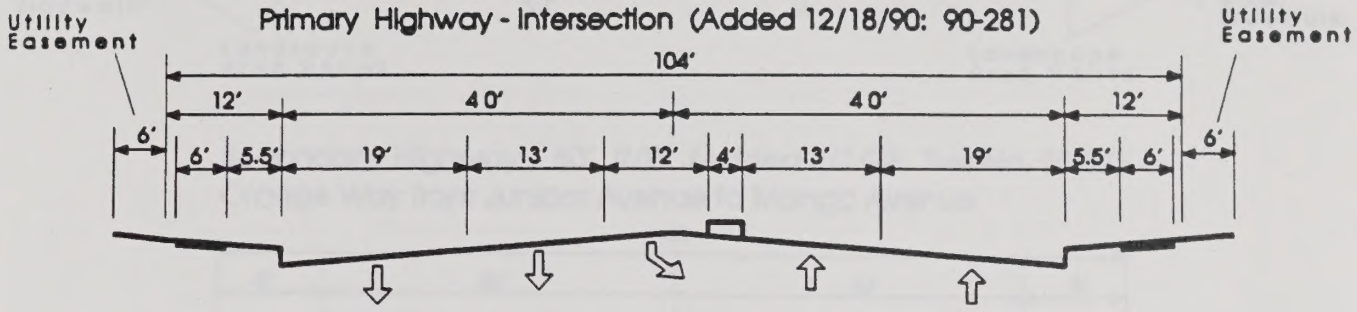
Secondary Highway (Revised 12/18/90: Res No. 90-281)

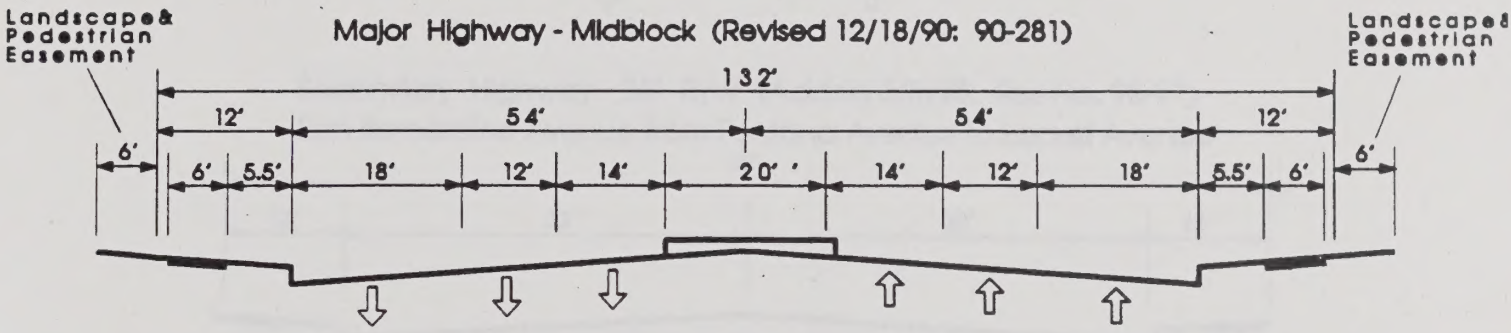


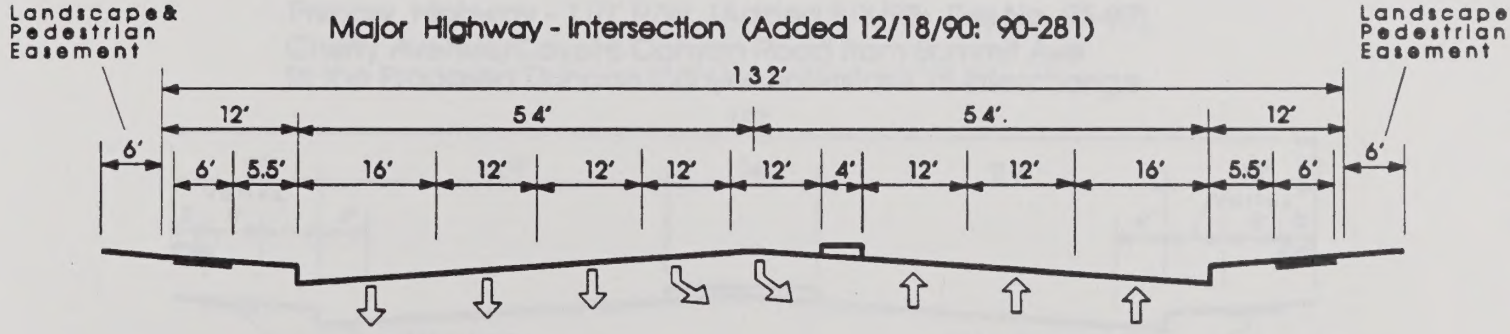
FONTANA
General Plan

Exhibit CIR-1
Roadway classifications
(continued)







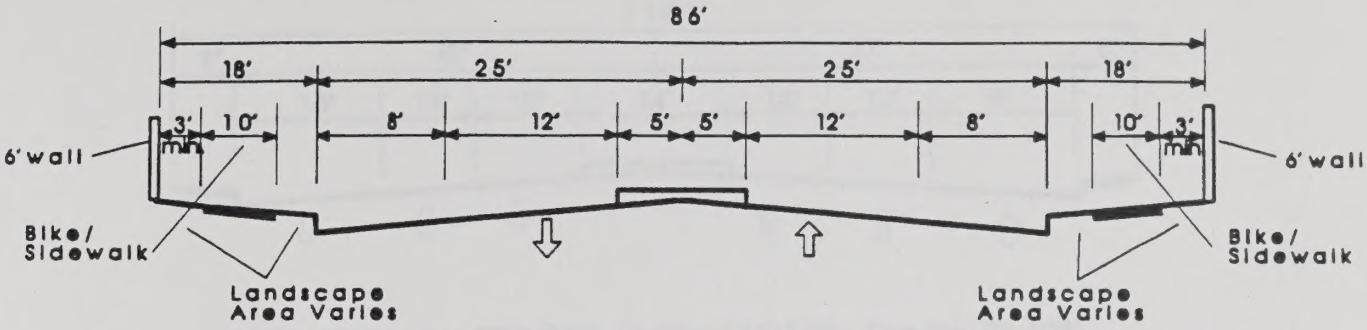


FONTANA
General Plan

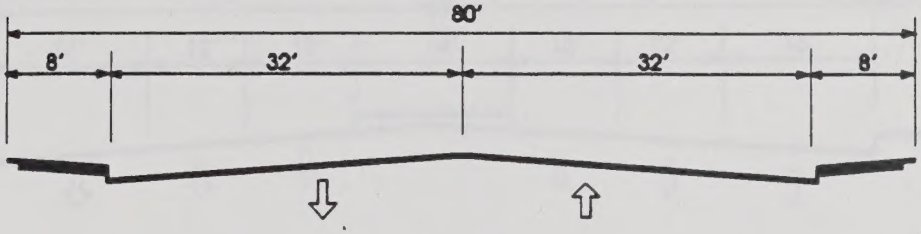
Exhibit CIR-1
Roadway classifications
(continued)

-MODIFIED CROSS SECTIONS-

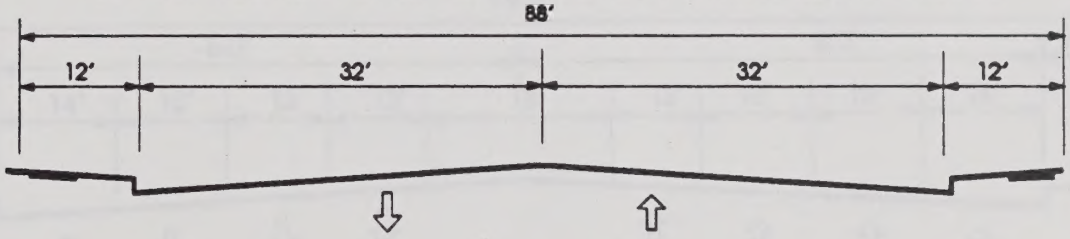
Collector Street - 86'R/W (Added 8/2/94: Res No. 94-95)
Walnut Avenue approx. 2400' east of Beech Avenue to the westerly City Limits



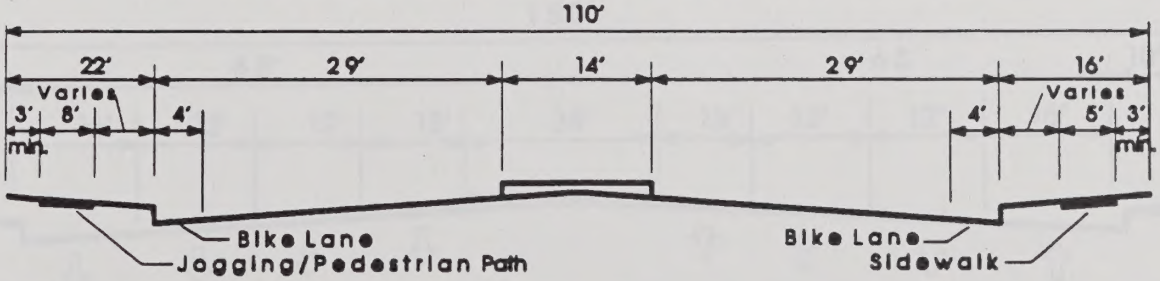
Secondary Highway - 80' R/W (Added 8/3/93: Res No. 93-97)
Orange Way from Juniper Avenue to Mango Avenue



Secondary Highway - 88' R/W (Added 8/3/93: Res No. 93-97)
San Bernardino Avenue from Fontana Avenue to Locust Avenue



Primary Highway - 110' R/W (Added 8/3/93: Res No. 93-97)
Cherry Avenue/Coyote Canyon Road from Summit Ave
to the Proposed Duncan Canyon/Interstate 15 Interchange

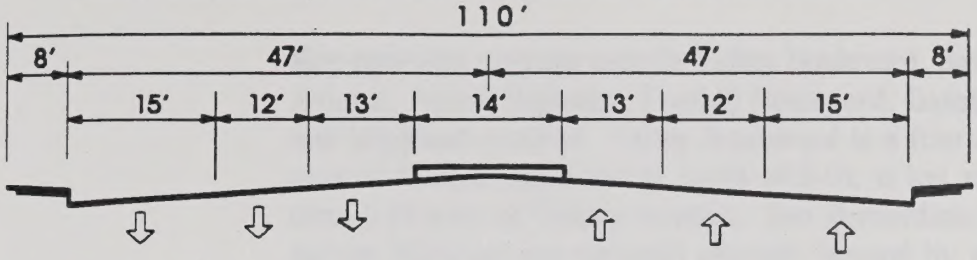


FONTANA
General Plan

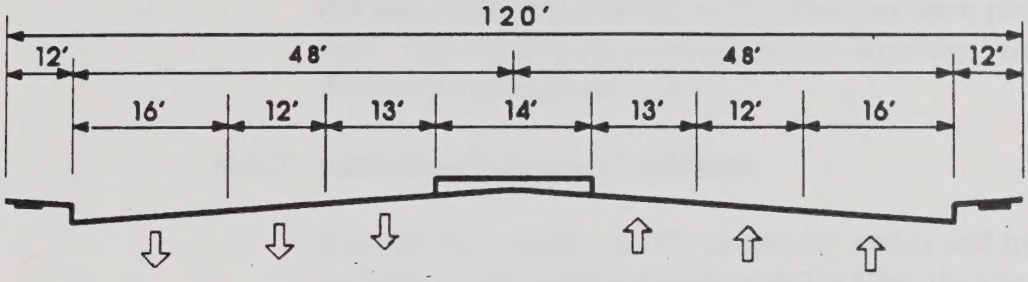
Exhibit CIR-1
Roadway classifications
(continued)

-MODIFIED CROSS SECTIONS-

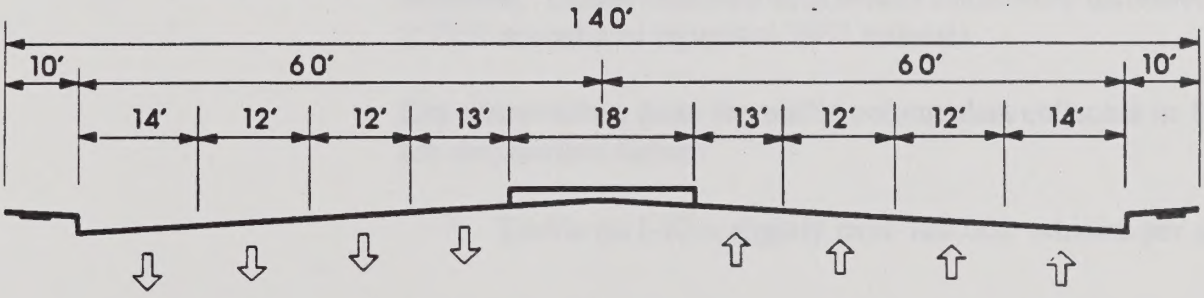
Major Highway - 110' R/W (Added 7/21/92: Res No. 92-108)
Valley Boulevard from Sierra Avenue to Palmetto Avenue



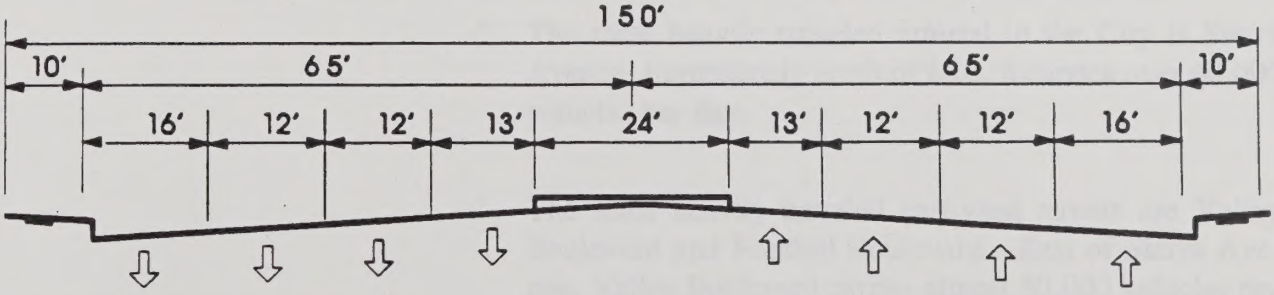
Major Highway - 120' R/W (Added 7/21/92: Res No. 92-108)
Sierra Avenue from Merrill Avenue to Marygold Avenue



Major Highway - 140' R/W (Added 7/21/92: Res No. 92-108)
Sierra Avenue from Marygold Avenue to Valley Boulevard



Major Highway - 150' R/W (Added 7/21/92: Res No. 92-108)
Sierra Avenue from Valley Boulevard to Slover Avenue



Key east-west arterials include Valley Boulevard, San Bernardino Avenue, Arrow Highway, Foothill Boulevard, Baseline Avenue, and Highland Avenue. Valley Boulevard is a four-lane divided arterial located immediately north of I-10; it has ramps to and from I-10 west of Cherry Avenue. San Bernardino Avenue and Arrow Highway are regional arterials fronted by a mixture of uses. Foothill Boulevard (State Route 66) is a four-lane divided arterial which is fronted largely by commercial development. Highland Avenue (State Route 30) and Baseline Avenue are two-lane roads in the mostly undeveloped northern portion of the City. San Bernardino Avenue, Arrow Highway, and Baseline Avenue provide access to I-15.

4.4.3 Analysis of Current Conditions

Average daily traffic (ADT) counts for streets and highways in the Fontana area were collected from the City, the County of San Bernardino, and the California Department of Transportation (Caltrans). For most facilities, counts collected in 1987 were available. Counts collected in previous years were increased by 2.75% annually to represent 1987 volumes.

Key observations from the traffic volume data collected in 1988 are summarized below:

- Traffic on I-10 is slightly over 100,000 vehicles per day.
- Traffic on I-15 is between 30,000 and 40,000 vehicles per day.
- The most heavily traveled arterial in the City is Sierra Avenue. Immediately north of I-10, it carries over 40,000 vehicles per day.
- The most heavily-traveled east-west streets are Valley Boulevard and Foothill Boulevard. East of Sierra Avenue, Valley Boulevard carries almost 30,000 vehicles per day and Foothill Boulevard carries about 22,000 vehicles per day.

Levels of Service

Level of service analysis is used to evaluate congestion and delay on streets and highways. The relative level of congestion is evaluated on a scale from A through F. Level of Service A indicates free-flow conditions with no delay. Level of Service F indicates breakdown of the system with very long delays. Level of Service D is typically considered the worst acceptable level in an urbanized area.

Level of service analysis is usually conducted for peak hour traffic conditions at street intersections, which is where street capacity is lowest. For an areawide study of this nature, where peak hour traffic data at each intersection are not available, the level of service is estimated based on the total daily traffic volume. Experience has shown that, taking intersection capacity constraints into account, and assuming a typical 10% peak hour trip percentage, a divided arterial (opposite directions separated by a raised median or a painted two-way left-turn lane) can accommodate approximately 9,000 vehicles per lane per day, and an undivided arterial (opposite directions separated only by a painted line) can accommodate approximately 6,000 vehicles per lane per day. (The City's Engineering Services Department generally assumes 5,000 vehicles per lane for undivided streets. For long-range planning purposes the difference is not significant, so the higher capacity value will be used).

It should be noted that these are typical capacity values based on urban arterials with significant volumes of cross traffic. To partially account for this fact, two-lane undivided roads in the northern part of Fontana were assumed to have the capacity of a two-lane divided road. It should also be noted that recent hourly traffic counts collected on Sierra Avenue indicate that the peak hour traffic volume is about 7.5% of the daily total, compared to 8.5 to 12 percent on other arterials in the City. Therefore, the daily capacity on Sierra Avenue is probably higher than assumed in this analysis.

The relationships between the traffic volume, capacity and level of service are shown below:

- volume is 0 - 60% of capacity: Level of Service A
- volume is 61 - 70% of capacity: Level of Service B
- volume is 71 - 80% of capacity: Level of Service C
- volume is 81 - 90% of capacity: Level of Service D
- volume is 91 - 100% of capacity: Level of Service E
- volume is over 100% of capacity: Level of Service F

The capacity of each arterial street was calculated using the above assumptions, and compared with the existing traffic volume to determine the level of service.

Traffic on most of the City's arterials is operating at very acceptable levels of service. Those streets assigned Level of Service C or worse are discussed below:

Sierra Avenue (San Bernardino Avenue to I-10): This segment of Sierra Avenue is Level of Service E. Sierra Avenue is a four-lane divided arterial (five lanes south of Valley Boulevard) serving the main commercial core of Fontana, and carries the heaviest traffic volumes in the City. The actual peak hour level of service along Sierra may be better than E, since the peak hour volume is only 7.5% of the total daily traffic. However, the important observation of this analysis is that this segment of Sierra experiences congestion at the present time, and because much of the commercial development has occurred close to the right-of-way, there is little opportunity for increasing the capacity of Sierra Avenue.

Sierra Avenue (Merrill Avenue to San Bernardino Avenue): This segment of Sierra Avenue is Level of Service C. Because it is further from the freeway, the traffic congestion is not as severe as the previous segment.

Valley Boulevard (east of Sierra Avenue): This segment of Valley Boulevard is Level of Service D. A significant portion of this traffic is generated by the shopping center on the south side of Valley east of Sierra.

Citrus Avenue (Valley Boulevard to I-10): In this segment, Citrus Avenue carries almost 20,000 vehicles in a two-lane street, which is Level of Service F according to the standard volume/capacity criteria. Citrus avenue is able to carry this volume of traffic because there is little conflict from driveway access, and because traffic on Citrus is not controlled through the I-10 interchange. In peak hours this volume of traffic probably creates delays for vehicles exiting the freeway at Citrus.

Cherry Avenue (Valley Boulevard to I-10): In this segment, Cherry Avenue carries 23,000 vehicles in a four-lane street, which is Level of Service E. The street is able to accommodate this volume because there is little conflict from driveway traffic on Cherry Avenue, and because traffic on Cherry is not controlled through the I-10 interchange.

Slover Avenue (Mulberry Avenue to Citrus Avenue): Slover Avenue carries over 9,000 vehicles per day on a two-lane street. Since traffic on Slover is not controlled by signals or stop signs, this volume does not create any congestion problems.

Mulberry Avenue (Cherry Avenue to Slover Avenue): Mulberry Avenue carries over 9,000 vehicles per day on a two-lane street. Since traffic on Mulberry is not controlled by signals or stop signs, this volume does not create any congestion problems.

4.4.4 Current Deficiencies

Traffic Congestion

The level of service analysis indicates two existing problem areas. The first (and most significant) occurs on Sierra Avenue from I-10 to San Bernardino Avenue, and on Valley Boulevard east of Sierra. This part of the City figures to attract even more traffic over time; a planned shopping center at the southwest corner of Sierra and Valley is an example of a major new traffic generator. The main constraint to accommodating additional traffic is the

limited opportunity of providing additional roadway capacity. Particularly along Sierra Avenue, commercial developments have been constructed close to the right- of-way, precluding expansion of the street capacity without major displacement.

The second problem area includes all of the arterials approaching I-10 from the north. Traffic converges on Sierra, Citrus, and Cherry to access the freeway. All three of these streets presently carry heavy traffic volumes on the north side of I-10. It is therefore unlikely that these interchanges could accommodate the traffic from significant new amounts of development north of the freeway unless the street capacities are increased or alternate routes are provided. As noted above, there is limited potential for widening Sierra Avenue north of I-10, but existing development would not appear to preclude widening Citrus and Cherry.

Traffic Spillover Problems

One of the side effects of traffic congestion on Sierra Avenue is the spillover of traffic onto parallel streets. To avoid the congestion on Sierra Avenue, many drivers utilize either Juniper Avenue (west of Sierra) or Mango Avenue (east of Sierra) for north-south travel through much of the City. Juniper and Mango are two-lane streets, except between Foothill Boulevard and Merrill Avenue (crossing the railroad tracks), where they are four lanes. Juniper carries as many as 13,000 vehicles daily, and Mango carries as many as 7,000.

Both Juniper and Mango are primarily fronted by residential developments. The residential character of these streets renders them basically incompatible with the increasingly heavy traffic volumes. A policy decision should be made regarding the character of these streets over the long term.

4.4.5 Projected Traffic Volumes

Traffic Model

As part of this circulation analysis a citywide microcomputer traffic model was developed to analyze the traffic impacts of projected development within the City at "buildout" of the proposed General Plan (for this analysis, assumed to be the Year 2010).

Existing and projected development for 92 traffic analysis zones within the City and 92 zones adjacent to the City was used to determine traffic volumes. The model was calibrated so that traffic generated by existing development corresponded to existing Average Daily Traffic (ADT) and then applied to future development to project future traffic volumes.

Regional trip data from the RIV/SAN II regional traffic model was used to determine origins and destinations of longer-distance trips in Fontana, and to assess the impacts of trips travelling through Fontana with no specific stop within the City itself.

Local Travel

In the City's southern portion considerable growth is expected surrounding I-10. In particular demand for crossings of I-10 are expected to increase as well as the demand for the two adjacent parallel routes, namely Valley Boulevard and Slover Avenue.

As the City's northern area changes to more urban land uses, traffic volumes are expected to correspondingly change, resulting in heavier traffic volumes along the arterials connecting the City's northern areas to primary east-west facilities such as Highland Avenue, Baseline Avenue and Foothill Boulevard, and I-10. The north-south arterials expected to be primarily impacted include Cherry Avenue, Beech Avenue, Citrus Avenue, Sierra Avenue and Alder Avenue.

Due to the City's somewhat segmented nature attributable to the Santa Fe Railroad tracks and I-10, demand for crossings at these facilities can be expected to increase in the future. As traffic increases along the primary crossings of the railroad tracks, volumes on parallel facilities can be expected to increase as well.

Regional Travel

Data provided by the model indicates the most heavily travelled corridors servicing external trips, (those trips originating and ending outside of Fontana with no stops within the City limits), are primarily east-west arterials including Highland Avenue, Baseline Avenue and Foothill Boulevard. In addition, the major

north-south routes south of I-10, including Etiwanda Avenue, Cherry Avenue and Sierra Avenue, also accommodate a large amount of external traffic.

4.4.6 Recommended System Improvements

Policies

As demand for the City's major arterials increases, limiting interruptions to smoothly flowing traffic becomes even more important. Reducing the number of vehicles slowing in traffic to enter driveways by instituting a policy to consolidate driveways and limit access off major arterials is one way of accomplishing this. Replacing many individual driveways with a central mid-block access with connections between centers' parking areas provides off-street circulation of slower vehicles, while traffic along major arterials continues at increased speeds. Candidates for this type of limited access policy include Sierra Avenue, Citrus Avenue, and Cherry Avenue, between I-10 and the proposed Route 30, and Highland Avenue, Baseline Avenue, Foothill Boulevard, Valley Boulevard and Slover Avenue.

In addition, a policy to provide bus turnouts where feasible along these arterials would greatly aid traffic flows and safety by removing stopped vehicles from travel lanes, thus eliminating a momentary loss of capacity.

System Improvements

Exhibit CIR-2 presents the recommended street classifications. These were developed based on existing system uses and projected traffic volumes.

To provide for continuous traffic flows, it is recommended that the following roads be constructed:

- Summit Avenue between Citrus Avenue and Sierra Avenue
- Duncan Canyon Road between Citrus Avenue and Sierra Avenue
- Miller Avenue between Cherry Avenue and Citrus Avenue

- Beech Avenue between Route 30 and Foothill Boulevard
- Alder Avenue between Route 30 and Baseline Avenue
- Santa Ana Avenue between Etiwanda Avenue and Mulberry Avenue
- Jurupa Avenue from Etiwanda Avenue to Mulberry Avenue and Sierra Avenue to Alder Avenue. (Revised 9/2/97: Res. No. 97-71)

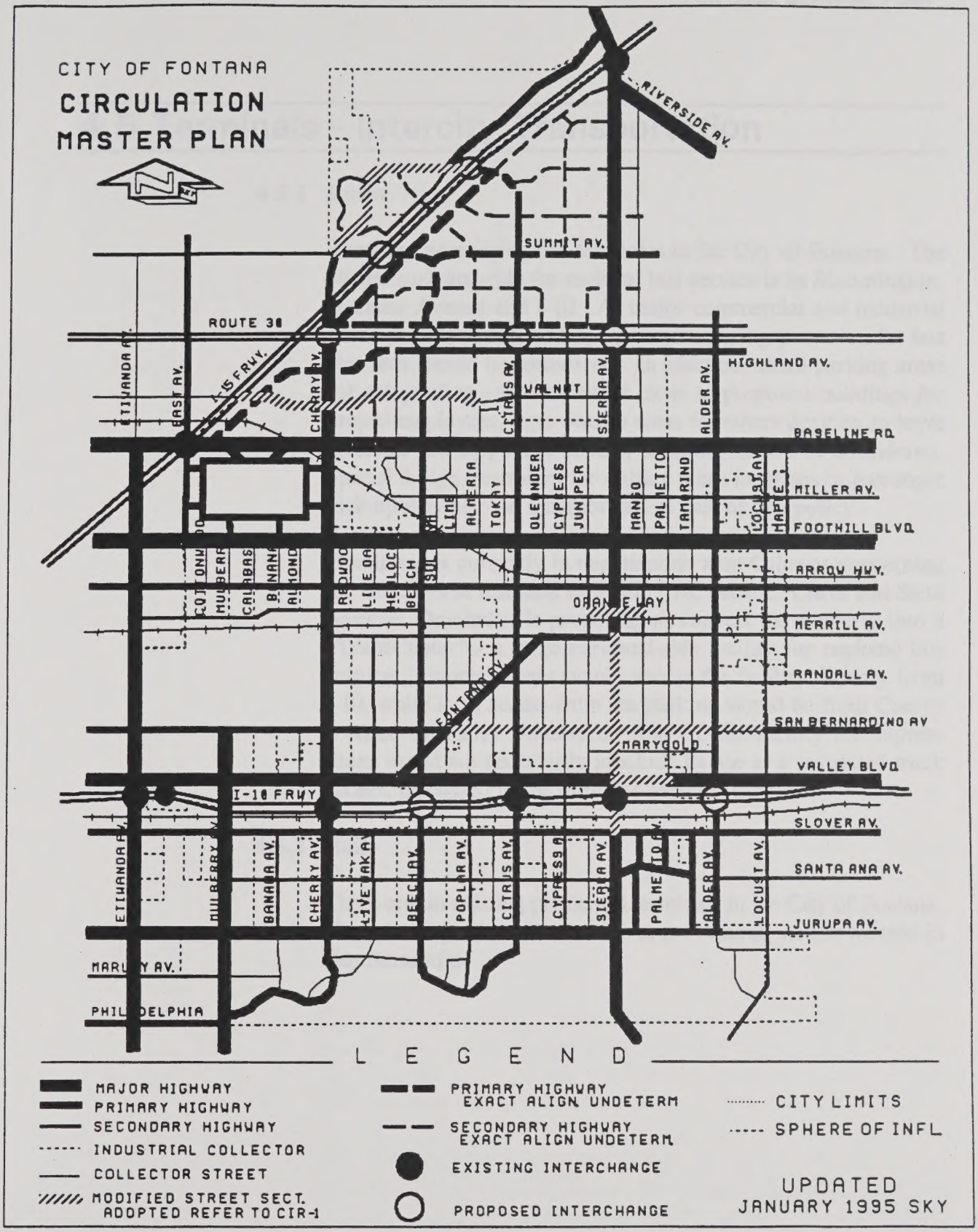
Besides arterial upgrades, additional crossings of the local freeways are anticipated. These include two interchanges with I-10, one at Alder Avenue and one at Beech Avenue. Due to the projected traffic volumes at current interchange locations and the fact that existing ADT on Sierra Avenue north of I-10 is approaching the recommended capacity of a six-lane arterial operating at Level of Service (LOS) D, parallel interchange facilities are recommended.

The interchange at Alder Avenue should alleviate some of the congestion at Sierra Avenue in addition to serving planned land uses.

A Beech Avenue interchange is expected to alleviate anticipated congestion at both Cherry Avenue and Citrus Avenue. In addition there are existing ramps at this location north of the freeway which were formerly used as a road side rest. These ramps may be useful as part of a future interchange.

As an alternative to a multi-use interchange at the Beech Avenue location, limiting use to trucks only and restricting trucks from one or more of the other interchanges would increase the carrying capacity at the parallel interchanges by allowing traffic to flow at faster speeds. This interchange's close proximity to local truck routes makes it a feasible alternative.

An interchange at Beech Avenue and Route 30 is also recommended in addition to the planned interchanges at Citrus Avenue and Sierra Avenue. Beech Avenue provides access to Route 30 and is also the City's major north-south truck route along Cherry Avenue.



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General Plan

Exhibit CIR-2
Recommended Street Classifications

4.5 Terminals - Intercity Transportation

4.5.1 Buses

There are no existing bus terminals in the City of Fontana. The closest park-and-ride for regional bus service is in Bloomington, at Cedar Avenue and I-10. As major commercial and industrial developments are approved, a policy requiring provision for bus turn outs should be considered. In addition, small parking areas for car pooling vehicles, either close to proposed buildings for project employees, or in remote areas for others desiring to leave a vehicle and carpool to another location, should be considered. Special design treatments for waiting areas for buses or passenger pick up may also be incorporated as part of this policy.

Omnitrans is currently in negotiations with Caltrans concerning the closed truck rest/stop along the I-10, between Citrus and Siera Avenue. Omnitrans is proposing to convert the property into a "TransCenter" - a large park-and-ride facility for regional bus service. Express buses would access the facility directly from I-10, while local access from the parking would be from Cherry Avenue or Valley Boulevard. Use of this facility for express buses would not necessarily preclude its use as a restricted truck access, discussed in the previous section.

4.5.2 Rail

There are no existing public rail terminals in the City of Fontana. The nearest public rail access is at the Amtrak station located in San Bernardino.

4.6 Public Transit

4.6.1 Bus Service

Public transportation in the Fontana area is provided by Omnitrans, the regional operator for San Bernardino County. Omnitrans functions as a joint powers agency supported by the County of San Bernardino and all the cities in the east and west San Bernardino Valley. The City of Fontana is represented on the Omnitrans Board and the Omnitrans Technical Advisory Committee. Omnitrans is financed through the State Transit Development Act and Urban Mass Transit Funds.

Currently, Omnitrans has four fixed routes in Fontana. Route 20 is a one vehicle, one-way loop service in the downtown area. Omnitrans is proposing to upgrade Route 20 to a two vehicle, two-way loop service. Service on Routes 9, 14, and 21 is provided every 60 minutes. Intercity and regional transit service is provided by Omnitrans on Routes 9, 14, and 21, by the Riverside Transit Agency (RTA) Routes 25 and 21, and by the Southern California Rapid Transit District (RTD) Route 496. RTD's Route 496 provides express service to Riverside, Ontario and downtown Los Angeles. RTA's Route 21 provides service to Tyler Mall in Riverside and Route 25 connects Fontana with Loma Linda.

Omnitans is proposing to assume the service for RTD's Route 496. In addition, Omnitrans plans to provide an express bus on I-10 serving Riveside, San Bernardino and Los Angeles.

4.6.2 Demand/Response Systems

Omnitrans provides Fontana residents that are handicapped or disabled a demand/response transportation system known as "Dial-a-Lift". A resident may call and request a pick-up and delivery to a requested destination.

The San Bernardino County Office of Aging provides a demand/response van service for the elderly. The Fontana Steelworker Union also provides a van service to the elderly that qualify under the program.

4.7 Bicycle, Equestrian and Pedestrian Facilities

4.7.1 Bicycle

The bicycle is experiencing a substantial growth in popularity. Persons of all age groups have taken to the riding of bicycles for recreation, exercise and transportation. Many individuals are discovering that bicycle usage, particularly for short and intermediate trips, provides a viable and economic alternative to the automobile.

The Bikeway Master Plan (Exhibit CIR-3) promotes a safe and efficient network of bike paths for recreation and commuter use in the City of Fontana. The Bikeway Master Plan illustrates the location of existing and proposed bikeways.

Bicycle Classifications

The State of California identifies bike paths into the following three classifications according to the degree of exclusiveness with which the paths are preserved for bicycle use. The designation of bikeways as Class I, II and III should not be construed as a hierarchy of bikeways. Each class of bikeway has its appropriate application.

Class I Bikeways

A Class I Bikeway, referred to as a "bike path," should be used to serve corridors not served by streets and highways or where wide right-of-way exists, permitting such facilities to be constructed away from the influence of parallel streets. They provide opportunities not offered by a road system. The bike paths can either provide a recreational opportunity, or in some instances, can serve as direct high-speed commute routes if cross flow by motor vehicles can be minimized. The most common applications for bike paths are along rivers, ocean fronts, canals, utility right-of-way, within college campuses, or within and between parks. They may also be provided as part of planned developments. The minimum paved width for a two-way bike path should be 8 feet. The minimum paved width for a one-way bike path should be 5 feet. A minimum 2-foot wide graded area

should be provided adjacent to the pavement. It may be necessary to install barrier posts at entrances to bike paths to prevent motor vehicles from entering.

Class II Bikeways

Class II Bikeways, also referred to as "bike lanes," are intended to delineate the right-of-way assigned to bicyclists and motorists, and to provide for more predictable movements of each. Bike lane signs and pavement marking help define the bikeway. A more important reason for bike lanes is to better accommodate bicyclists through corridors where insufficient room exists for safe bicycling on existing streets. This can be accomplished by reducing the number of lanes, prohibiting parking on bike lane streets, or striping.

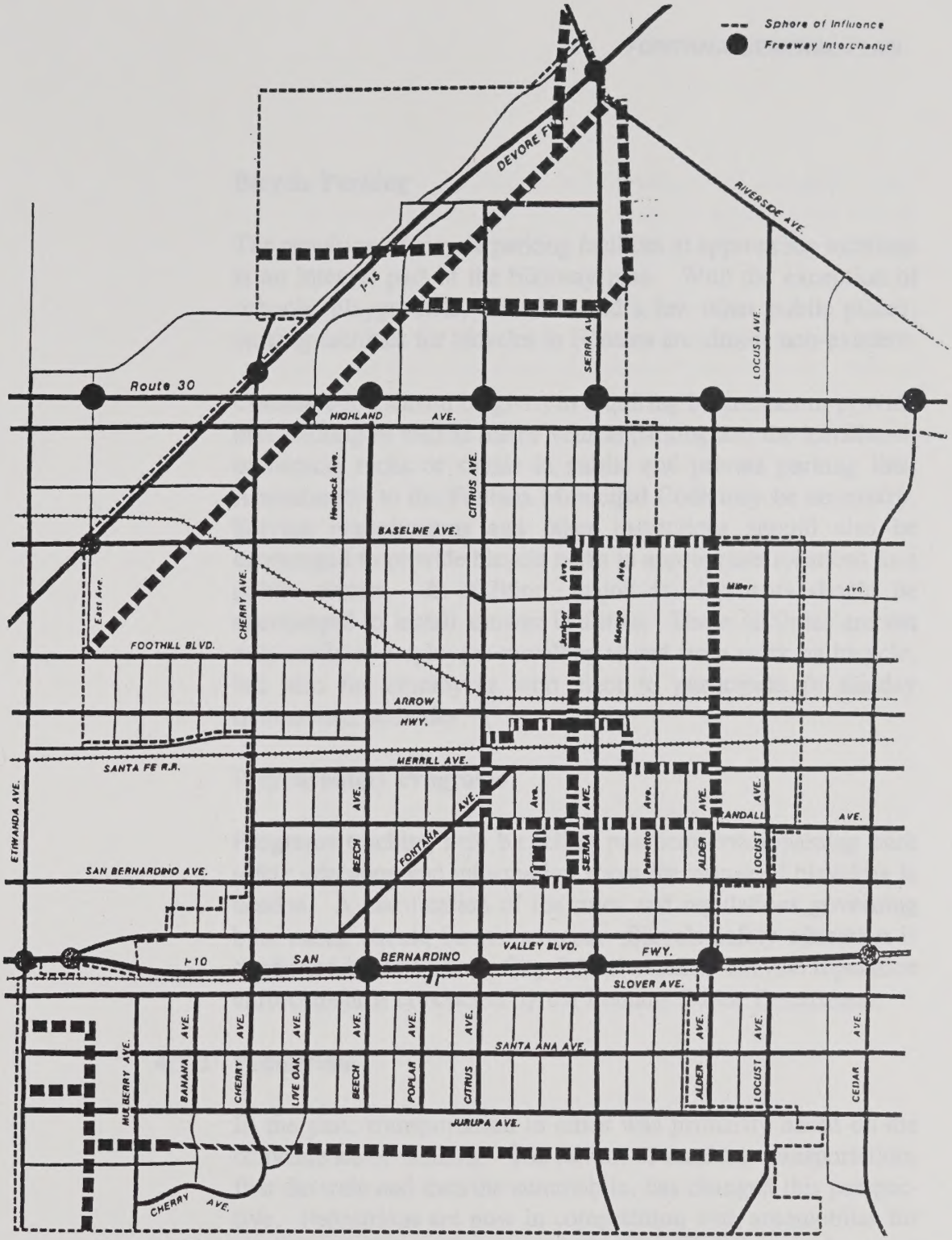
Class III Bikeways

A Class III Bikeway, also referred to as a bike route, are shared facilities which serve either to provide continuity to other bicycle facilities, or designate preferred routes through high demand corridors. Normally bike routes are shared with motor vehicles on the street, or with pedestrians on sidewalks. In either case, bicycle use is secondary.

There is no minimum width for Class III bikeways. Width is dependent upon many factors including volume and character of vehicular traffic on roads, typical speeds, vertical and horizontal alignment, sight distance, and parking conditions. There are no special lane markings and the roadway is identified as a bicycle facility by "Bike Route" signs placed on vertical posts only.

Exhibit CIR-3 illustrates the location of Class III and Class I bikeways in Fontana. There are no Class II bikeways. Class I bike paths have been constructed along the powerline rights-of-way through the Southridge development.

Due to the developed nature of Fontana and the cost involved in right-of-way acquisition, a concentrated effort should be made to develop safe dual use of existing roadways. The use of parks, drainage channels and utility easements should also continue to be explored.



SOURCE: Parsons Brinckerhoff Quade & Douglas, Inc.

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General Plan

Exhibit CIR-3
Bicycle Facilities

Bicycle Parking

The provision of bicycle parking facilities at appropriate locations is an integral part of the bikeway plan. With the exception of schools, playgrounds, libraries, and a few other public places, parking facilities for bicycles in Fontana are almost non-existent.

Consideration should be given to requiring businesses to provide bike parking as well as motor vehicle parking and the installation of bicycle racks or stands in public and private parking lots. Amendments to the Fontana Municipal Code may be necessary. Service organizations and other institutions should also be encouraged to provide bicycle racks in appropriate locations as a public service. In addition, major developments should be encouraged to install shower facilities. These facilities are not only useful to employees travelling to and from work by bicycle, but also for employees who elect to participate in midday recreational activities.

Bicycle Safety Programs

Programs teaching safe bicycling practices encompassing both safety education and information about the nature of bicycling is needed. A clarification of the rules and regulations governing bike riding should be encouraged. Bicycle safety education is conducted in the Fontana City School system. Bicycle regulation enforcement is conducted by the Fontana Police Department.

4.7.2 Pedestrian

In the past, transportation in cities was primarily based on the convenience of walking. The advent of machine transportation, first the train and then the automobile, has changed this perspective. Pedestrians are now in competititon with automobiles for urban space in downtown areas. Walking is often the only means of transportation that can satisfy the many short, dispersed trip linkages required in a city's central business district. Even in residential neighborhoods, pedestrians are finding it increasingly more difficult to cross streets safely. Safety to pedestrians as well as an amenable pedestrian environment are important quality of life factors in a city. It is important to have a safe pedestrian

system that links commercial, residential and open spaces land uses. Such a system contributes to a sense of cohesiveness within a city.

Pedestrian circulation and recreation in Fontana are primarily provided for on the sidewalk. Sidewalk access is sometimes reduced by the intrusion of various sidewalk impediments such as newspaper boxes, signs, plantings, and garbage cans. Sidewalk paraphernalia often appears in clusters at corner intersection, the most critical points in the pedestrian circulation system. Corners are where pedestrians wait for and potentially come in conflict with traffic.

To help improve the safety of pedestrians and make all roadways user friendly, the following improvements could be made after studying site specific and area wide problems:

- sidewalk widening,
- limit alleys for pedestrian use,
- use of special paving or markings at pedestrian/vehicle interfaces,
- improve sidewalk signing,
- improve signal phasing and pedestrian flow patterns at intersections,
- use turning restrictions or vehicles at intersections,
- provide sidewalk curb cuts for the handicapped,
- use hearing impaired cross walk signals, and
- provide for safe, well lighted rest areas such as shaded benches or planter boxes.

In addition to improving the existing pedestrian system, the following planning guidelines could be used in the development process to help insure the future success of the pedestrian system:

- provide pedestrian arcades in new development,
- plan for ground floor land uses which enhance the pedestrian environment,

- use colored and textured pavement treatments,
- prepare a street furniture plan, e.g., transit stops, signs, trash receptacles, newspaper stands, and drinking fountains,
- incorporate plazas in new development designs,
- provide pedestrian trails in large residential developments,
- develop a standard for meandering walkways and implement, and
- vary the width of sidewalk and parkway dimensions to eliminate the monotony of one standard throughout the City.

Fontana has many scenic points of interest for the recreational pedstrian. "Wellness walks" through the Jurupa Hills, historic areas, and specific plan communities could provide visually stimulating means of recreation with varying degrees of difficulty. Such a program could be developed through the pedestrian grant program.

4.8 Trucks

4.8.1 Designated Truck Routes

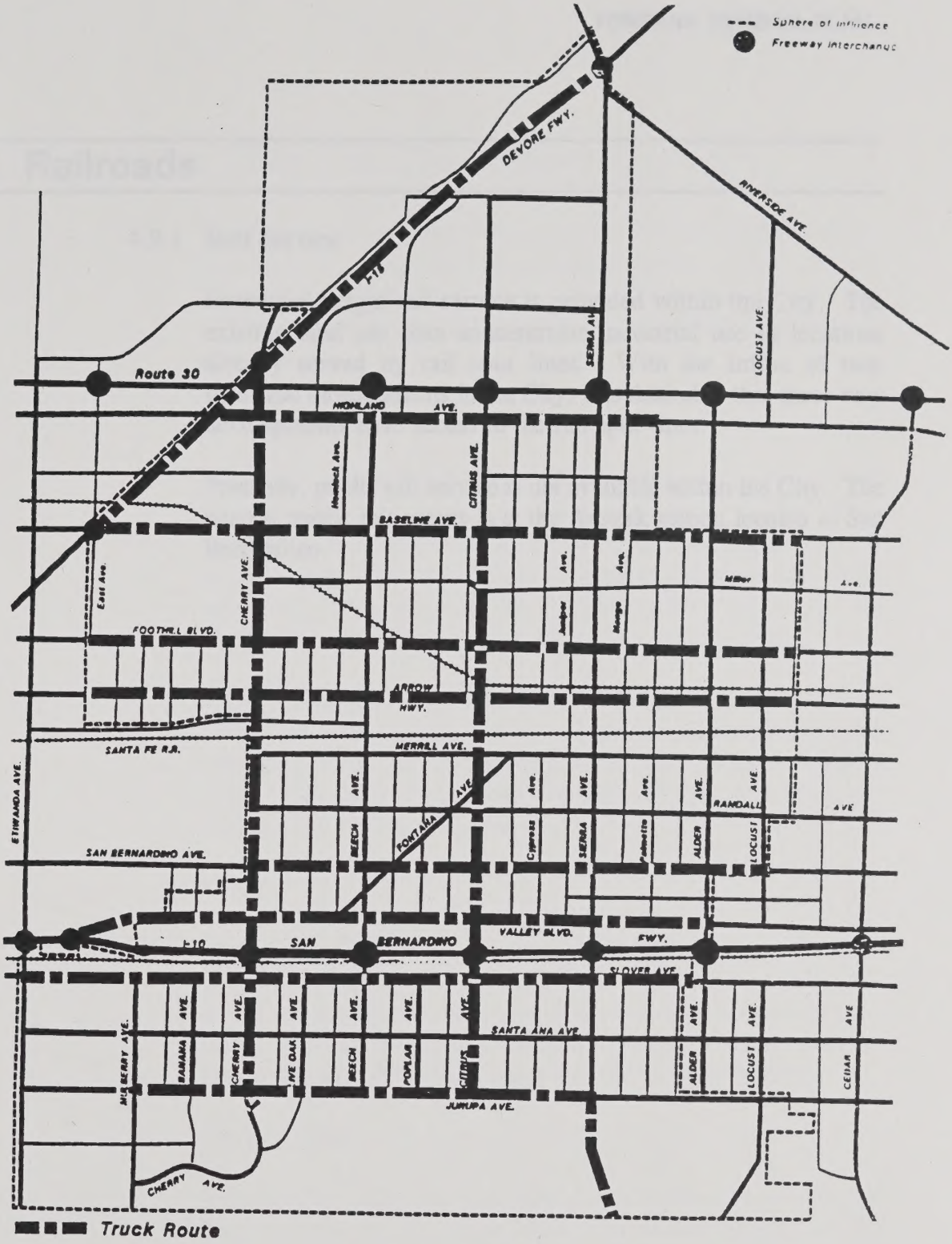
The many industrial facilities within Fontana and neighboring communities creates significant truck travel. The location of these industrial facilities results in a high volume of trucks intermixing with local residential traffic. These truck trips originate from the San Bernardino, Devore and Route 30 freeways as well as the neighboring communities via the arterials. Many of the arterials are not appropriately designed to accommodate the volume and size of trucks currently using these facilities.

To optimize the circulation pattern and protect the residential areas within Fontana, certain arterials have been designated as truck routes. These arterial truck routes are illustrated in Exhibit CIR-4 and should be designed in accordance with their roadway classification presented in Section 4.4.1.

It should be noted that Sierra Avenue north of I-10 has not been designated as a truck route due to the need to maximize this roadway's capacity, especially in light of projected traffic volumes.

Cherry and Citrus Avenues have been designated as truck routes because they are close to trucking centers. For the most part they provide direct connections between the San Bernardino Freeway (I-10) and Route 30 and there is more opportunity for roadway widening to accommodate the increased size and number of vehicles. Again, particular attention should be paid to minimizing the noise and air quality impacts of these vehicles upon adjacent residential uses.

Cherry Avenue has traditionally been seen as one of the major future trucking routes in the City. Because of this, special provision for these vehicles on Highland Avenue between Cherry Avenue and the proposed Beech Avenue interchange with Route 30 should be made to ensure adequate ingress and egress to these northern regional facilities. Special provisions may include trucks only lanes or wider curbside lanes on Highland Avenue and Beech Avenue.



North

0 6660

scale in feet

SOURCE: Parsons Brinckerhoff Quade & Douglas, Inc.

FONTANA

General Plan

Exhibit CIR-4
Designated Truck Routes

4.9 Railroads

4.9.1 Rail Service

Extensive freight rail service is provided within the City. The existing land use plan concentrates industrial use in locations already served by rail spur lines. With the influx of new industrial developments in the City, it is desirable that these new developments have access to the rail spur lines.

Presently, public rail service is not available within the City. The nearest public rail access is at the Amtrak station located in San Bernardino.

4.10 Implementing the Circulation Element

The City's committment to the goals and policies of the Circulation Element is realized through plan implementation. Policy must be translated into action. The following are relevant implementation tools which may be used to effectuate plan goals and policies.

Police Powers

The State of California authorizes "policies powers" to local jurisdictions to help protect the health, safety and welfare of the citizens. The manifestation of the City's regulatory police powers is the Municipal Code. Sections of the Municipal Code which will help implement the Circulation Element include the Subdivision, Building, Zoning and Public Works Codes.

Street and public facility standards specified in the Circulation Element will be required in the development process through the regulatory powers of the Municipal Code, on a project by project basis. The following specific methods of implementation are found in the Municipal Code.

Zoning

The Zoning Code is the primary document for implementing the Circulation Element. The Zoning Code prescribes allowable uses and development standards, including building height, density, bulk, setback, coverage, landscape requirements, parking standards, and off-street loading and service requirements.

Specific Plans

The State of California also authorizes the adoption of Specific Plans by local jurisdictions to assist in the orderly implementation of the General Plan. The Specific Plan is a regulatory tool available for addressing the unique development characteristics of a particular area within the City. While Specific Plans must be consistent with the General Plan, they can provide guidelines at a level of detail that are inappropriate to the General Plan. Each

Specific Plan is intended to be generally consistent with the development standards, goals and policies of the Circulation Element.

Corporate Powers and Other Implementation Methods

Redevelopment Law

Redevelopment, which combines police and corporate powers, is one of the most powerful tools available to local governments to implement their general plans. Where the private sector alone is unable or unwilling to assemble land and invest the necessary capital for revitalizing blighted areas, redevelopment is a means of focusing community resources to transform a deteriorating area to more productive use. A redevelopment project must be consistent with the general plan and its goals, policies and standards for circulation, public facilities and services.

California Environmental Quality Act (CEQA)

All projects as defined by CEQA are subject to environmental review to determine if the activity will have a significant effect on the environment. If a possible significant effect is determined, the City prepares and initial study to decide whether the project warrants an Environmental Impact Report (EIR) or Negative Declaration. In either case, the City may apply conditions to the Project which will mitigate the impacts. The conditions help to implement the goals and policies of the Circulation Element.

Amendments to the 1990 Housing Element:

Resolution No. 91-102	Page 39:	Revision to Policy 5.1.12
Resolution No. 95-24	PP 1-65:	Major revision to the Housing Element

5.0 HOUSING ELEMENT

5.1 Introduction

The Land Use Element is concerned with housing in a spatial context while the Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's resident population. This Housing Element builds upon the land use goals and policies which are primarily concerned with where new housing is to be located and at what density it will be constructed. Other concerns of the Housing Element include the identification of strategies and programs that focus on 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, 4) the conservation and preservation of the current housing stock, and 5) providing equal opportunity to residents. The Housing Technical Report provides background information and acts as a supporting document for the Element. (Minor revisions to Sec. 5.1 on 5/16/95: Res. No. 95-24)

In recent years, attention has focused on the high cost of housing. Younger families just entering the housing market are finding it more difficult to qualify for housing loans. Many of these families are paying in excess of 30 percent of their monthly income for housing. The high cost of housing also places a greater strain on those households with limited resources, especially single parent households or senior citizens on fixed incomes.

New residential development in Fontana has placed an additional burden on public services and infrastructure. New schools, roads, fire stations, sewers, and a host of other facilities and services will require expansion if current levels of service are to be maintained. Finally, there are concerns that future residential

development will further degrade the local hillside environment, including hillside riparian areas. These areas are viewed by residents as resources worth preserving.

5.1.1 Scope and Content of the Housing Element

The Housing Element consists of housing goals and policies for the City over the planning period July 1, 1989 to June 30, 1996. Specific housing programs implementing these goals and policies are identified in the section entitled Housing Program which follows the Goals and Policies. Finally, the Housing Element Technical Report contains much of the necessary background data required for formulating these goals and policies as well as supporting technical data required by the State Housing and Community Development Department.

The State Legislature recognizes the important role of local general plans, and housing elements in particular, in implementing Statewide housing goals which call for the provision of decent and sound housing for all persons. In addition, the importance of continuing efforts toward providing housing that is affordable to all income groups is stressed. The major concerns of the Legislature with regard to the preparation of housing elements are included in the State Code:

- Local governments should recognize their responsibility in contributing to the attainment of the State's housing goals;
- Cities and counties should prepare and implement housing elements coordinated with State and Federal efforts in achieving the State's housing goal;
- Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals; and
- Each local government should cooperate with other local governments in addressing regional housing needs.

The State Department of Housing and Community Development is also very specific regarding the scope and content of housing elements prepared by cities and counties. State requirements are summarized in Table H-1, and have been addressed in the applicable sections of the Fontana Housing Element.

5.1.2 Citizen Participation

Preparation of the Fontana General Plan, including the Housing Element, involved an extensive amount of public participation. The Introduction to the General Plan details the public participation and review of the entire General Plan at different stages of its preparation. This participation was in many forms, including a questionnaire mailed out to City residents, 24 town forums held throughout the program in the various areas of the City, and 18 meetings with the General Plan Advisory Committee comprised of representatives from different segments of the community. Finally, the public had an opportunity to review and comment on the General Plan at hearings held before the various Community Advisory Boards, the Planning Commission, and the City Council. (Added 5/16/95: Res. No. 95-24)

Additional citizen participation is elicited by Housing staff working in focus neighborhoods. Neighborhood meetings are called before, during, and after implementing the Great Neighborhoods Program in each focus neighborhood. Residents are asked to identify specific problems in their area which the City can treat through concentration of existing City services or creation of special programs. The inclusion of citizens in their neighborhood improvement allows deployment of an optimal number of staff and programs to address the special problems on a neighborhood-by-neighborhood basis.

TABLE H-1
STATE REQUIREMENTS FOR HOUSING ELEMENTS

A. Housing Needs Assessment (Revised 5/16/95: Res. No. 95-24)

1. Analysis of population trends in Fontana
2. Analysis of employment trends in Fontana
3. Projection and quantification of Fontana's existing and projected housing needs for all income groups including the locality's share of regional housing need
4. Analysis and documentation of Fontana's housing characteristics including the following:
   a. level of housing cost compared to ability to pay;
   b. overcrowding;
   c. housing stock condition.
5. An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.
7. Analysis of existing and potential non-governmental (market) constraints upon maintenance, improvement or development of housing for all income levels
8. Analysis of special housing needs: (handicapped, elderly, large families, farm workers, female-headed households, and the homeless)
9. Analysis of opportunities for energy conservation with respect to residential development
10. Analysis of existing assisted housing developments eligible to change from low income uses.

B. Goals, Objectives, and Policies (Revised 5/16/95: Res No. 95-24)

1. Identification of the City of Fontana's community goal relative to maintenance, preservation, improvement, and development of housing
2. Quantified objectives and policies relative to the maintenance, preservation, improvement, and development of housing in Fontana

C. Implementation Program (Revised 5/16/95: Res. No. 95-24)

An implementation program should do the following:

1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels
2. Program to assist in the development of adequate housing to meet the needs of low and moderate income households
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Fontana
4. Conserve and improve the condition of the existing affordable housing stock in Fontana
5. Promote anti-discriminatory housing practices
6. Preserve existing assisted housing developments eligible to change from low income uses.

5.2 Housing Plan

This section of the Housing Element summarizes the current and projected housing needs for Fontana. The Element also estimates the number of households meeting Federal or State criteria for special consideration when discussing specialized needs. In addition, certain constraints are described which may discourage the construction of new housing. These constraints include a wide range of factors that may increase the cost of new residential development. Finally, opportunities that will further the development of new housing are examined. (Major revisions and additions to Sec. 5.2 on 5/16/95: Res. No. 95-24)

5.2.1 Summary of Housing Needs

A number of factors will influence the degree of demand or "need" for new housing in Fontana in coming years. The four major "needs" categories considered in this Element include:

- Housing needs resulting from increased population growth, both in the City and the surrounding region;
- Housing needs resulting from the deterioration or demolition of existing units;
- Housing needs that result when households are paying more than they can afford for housing; and
- Housing needs resulting from the presence of "special needs groups" such as very large families; and female-headed households, or households with a handicapped person.

Population Growth

Implementation of the Land Use Element of the Fontana General Plan could result in significant increases in population based on residential development permitted under the Land Use Policy Map; Table H-2 indicates the General Plan's holding capacity for residential development. Within the City limits and Sphere of Influence area, assuming land use buildout at mid-range densities,

the General Plan would accommodate a total of approximately 57,100 dwelling units, supporting a population of 176,100 persons. The General Plan thus provides for an increase of 106,400 people over the City's 1988 population of 69,700 persons. The majority of new housing growth will occur in the Planned Community areas and in areas designated for Single Family, Medium Density and Medium-High Density residential development.

During the 1980's, Fontana was one of the fastest growing cities in San Bernardino County. The City's 1980 population of 37,100 increased to 87,100 in 1990, representing a 135% increase (or 50,000 persons) during the period. The majority of this population growth is a result of new residential development attracting additional persons into the City. According to the 1990 U. S. Census, there were an estimated 28,800 housing units in Fontana representing an increase of approximately 106% (or 14,860 dwelling units) since 1980.

According to SCAG's Regional Housing Needs Assessment, Fontana was expected to grow by 6,640 households between January 1, 1989 through July, 1994, representing over a 25% increase in households. Noting that from January 1, 1988 to January 1, 1990, households grew by 3,700, the SCAG growth projection appears accurate or slightly conservative. These new households would need to be accommodated under buildout of the Land Use Element.

Local Employment Market

Fontana is a part of the Riverside-San Bernardino employment base. Employment in the Riverside-San Bernardino SMSA grew by 20,400 jobs from 1975-1980. The population of the area grew by 69,912 persons per year in the same period. The statistics show that job creation in the Riverside-San Bernardino SMSA has lagged behind population growth and suggests that many of the jobs being created in Los Angeles and Orange Counties were filled by residents of the Riverside-San Bernardino area. The City of Fontana has been impacted by the gradual lay-offs associated with the closure of the Kaiser Steel Mill, of which 36% of the Kaiser Steel labor force resided in the City.

TABLE H-2
CAPACITY OF LAND USE PLAN
(City and Sphere of Influence)

Residential Category	Mid-Range Density (units/acre)	Adjusted Acreage(a)	Housing Units	Population Capacity(b)
R-E Res. Estates (0.0 - 1.0 du/ac)	0.5	460	230	710
R-IE Ind. Estates (1.1 - 4.0 du/ac)	2.0	230	460	1,430
R-L Low Density (1.1 - 3.0 du/ac)	2.0	1,300	2,600	8,060
R-PC Planned Community (0.1 - 7.0 cu/ac)	5.0	2,230	11,150	34,570
R-SF Single Family (3.1 - 6.05 du/ac)	5.0	4,410	22,050	68,360
R-ML Medium Low Density (4.1 - 6.05 du/ac)	5.0	160	800	2,480
R-M Medium Density (6.06 - 9.0 du/ac)	7.0	1,750	12,250	37,980
R-MH Medium-High Density (9.1 - 12.0 du/ac)	10.0	580	5,800	17,980
CMU Commerc'l Mixed Use (12.0 du/ac)	12.0	100	1,200	3,720
RMU Regional Mixed Use (8.1 - 12.0 du/ac)	10.0	50	500	1,700
TOTAL		11,270	57,090	176,090

(a) Acreage adjusted for streets and roadways, public facilities, open space and schools
(b) Assumes 3.1 persons per household
Source: Cotton/Beland/Associates, Inc.

The Land Use Plan provides substantial acreage for additional commercial and industrial development in Fontana, thereby providing for increased employment opportunity. Several new areas are planned for light industrial development, with additional industrial development accommodated through recycling of the Kaiser Steel land and in the City's redevelopment project areas.

The Land Use Plan also provides for development of a regional shopping center, thereby creating potential employment opportunities in the retail sector.

Housing Stock Condition

The accepted standard for major housing rehabilitation needs is a structure that is 30 years old. In 1990, approximately 20% of Fontana's housing stock was 30 years or older, with an estimated additional 12% between 20 and 30 years old. This would indicate the potential need for rehabilitation and continued maintenance of 9,200 dwelling units based on age alone. The greatest concentrations of older housing units are in neighborhoods in the central part of the City and north Fontana.
A housing condition survey was conducted between November 1987 through January 1988 to assess the number of substandard units in the City. Of the units surveyed, 5% were considered substandard. The units were scattered throughout the city, with a number centered around the core of the City and along the western border of the City.

This Housing Element sets forth policies to encourage the maintenance of the City's existing housing stock. These policies include:

- Advocate the rehabilitation of substandard residential properties.
- Encourage vigorous enforcement of building, safety and housing codes.
- Continue existing residential rehabilitation programs which provide financial and technical assistance to lower income property owners.

Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of thirty percent and above. Households paying greater than this amount will have less income left over for other necessities, such as food, clothing and health

care. It is recognized, however, that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

Table H-3 presents information on households in Fontana which paid greater than 30% of their income on housing in 1990. As could be expected, the lower the income group, the greater the proportion of households which overpaid for housing. Among households earning less than $20,000, 79% overpaid for housing, whereas 52% in the $20,000-$35,000 income category overpaid and only 20% earning greater than $35,000 overpaid. Within the two lowest income ranges (which encompass low and moderate income households), a significantly greater proportion of renters overpaid for housing than did owners. Renter households with annual incomes of less than $20,000 were the most impacted in terms of housing affordability, 87% overpaying for housing. These statistics illustrate that lower income renter households in Fontana have the greatest need for direct housing assistance.

TABLE H-3
HOUSING OVERPAYMENT

INCOME/COST	TOTAL		RENTER		OWNER	
	#	%	#	%	#	%
Less than $20,000, Spent 30% or more	4,800	79%	3,502	87%	1,298	62%
$20,000 - $35,000, Spent 30% or more	3,118	52%	1,055	36%	2,063	65%
$35,000 and above, Spent 30% or more	2,538	20%	69	3%	2,469	24%

Source: U.S. Bureau of the Census, 1990.

Energy

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, further aggravating the City's supply of affordable units. The General Plan, and the Housing Element in particular, set forth goals and policies which encourage the conservation of non-renewable resources and the use of alternative energy sources to increase energy self sufficiency. In addition, the City utilizes Title 24 energy standards for residential construction and encourages passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Fontana, these special needs households include the elderly, handicapped persons, large families, farmworker households, female headed households, and the homeless.

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. In 1990, Fontana had 5,000 citizens aged 65 and above, representing 6% of the City's total population. The housing needs of this group can be answered through the provision of smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

At the time of the 1990 Census, 514 low-income elderly households were paying over 30% of their incomes for shelter, and 270 very low income elderly households were paying more than 50% of their income for shelter.

Handicapped: The City's 1994 Comprehensive Housing Affordability Strategy identifies 525 handicapped individuals residing in Fontana, representing approximately 0.6% of the City's 1990 population. Housing opportunities for the handicapped can be maximized through

housing assistance programs and providing design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units. The State has recently adopted legislation which requires apartment and certain types of condominium developments to provide at a minimum one handicapped-accessible unit for developments between 20 and 99 units in size, and an additional unit for developments with greater than 100 residences. The Housing Element sets forth policies to enforce this requirement and to encourage housing which is provided for the handicapped and elderly to be located in close proximity to public transportation and services.

Large Families: Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, often resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. The 1990 census shows 20% of Fontana's renter population, (1,742 large households) with 5 or more persons. Concomitantly, Fontana has 2,106 rental units of 3 or more bedrooms available to those households. That is a ratio of 4 large family households for every 5 available units. The majority of the large and overcrowded households are concentrated in the central city and in the areas to the northwest.

Farmworkers: The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. The 1990 Census identified 544 persons in the farming, forestry and fishing occupations, representing 0.6% of the City's population. Housing opportunities for farmworkers can be enhanced by expanding the City's affordable housing stock.

Female-Headed Households: Female-headed households tend to have low incomes, thus limiting housing availability for this group. The 1990 Census identified 3,243 female-headed households in Fontana, representing 12% of all households in the City. Of these female households, approximately 1,121 were identified as earning

incomes below the poverty level, with 60% of these households supporting children. The housing needs of female-headed households of lower income can be addressed through additional affordable housing programs, as well as through the provision of affordable day care options.

Minorities: Minority households are identified as a group with special housing needs based on their tendency to have lower incomes. Smaller incomes limit housing availability for this group. The mean income in 1990 of Hispanic origin households was $38,106, 3% greater than the City median at $37,167. However, a greater percentage of Spanish origin households, 13.4%, live below the poverty level compared with the City average of 11.4%. American Indians, Blacks and Asians have mean incomes of $30,429, $34,200, and $45,571, respectively. These three groups have 7%, 21% and 7% of their households, respectively, identified as living below the poverty level. The housing needs of minority households of lower income can be addressed through additional affordable housing as well as expanding and rehabilitating the City's affordable housing stock.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness are thought to include the general lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill. Within Fontana, there are a substantial number of homeless persons and families. The San Bernardino County Homeless Assistance Plan (1987) estimated a homeless population of 2,000 persons in the County. While no such estimate currently exists for the City, Fontana is believed to have one of the larger concentrations of homeless in the County. There is a sense in the community that the homeless population is increasing. The City has purchased a property which will provide transitional housing for ten homeless families.

Another property is under consideration for the same purpose. These facilities will be managed by a non-profit organization, Fontana We Care, which the City has been funding for basic services (food and shelter) to homeless people.

TABLE H-4 SUMMARY OF SPECIAL NEEDS GROUPS: 1990

Needs Group	Number of Households/Person	% of Total Households/ Population
Elderly (65+)	5,000 (P)	6
Handicapped	525 (P)	0.6
Large families	1,742 (H)	14
Female-headed	3,243 (P)	12
Minority	28,118 (P)	32
Farmworkers	544 (P)	0.6

Note: Percentages will not total 100% since each category is mutually exclusive. A single household may appear in more than one category.
(H) - Households
(P) - Persons

Source: 1990 U.S. Census.

Summary of Special Needs

The preceding analysis indicates that of primary concern in addressing Fontana's special housing needs is the provision of affordable housing which is accessible to these needs groups. The Housing Element sets forth a series of policies targeted at maintaining and enhancing the City's stock of affordable units. These policies include:

- Allowing the development of second units on single-family lots.
- Allowing density bonus or other financial incentives for the development of low to moderate income and senior citizen housing.
- Encouraging the development of handicapped-accessible units.
- Encouraging the development of child care facilities coincident with new housing development.
- Assisting in the acquisition of emergency or temporary shelters for the homeless in specified zones.

5.2.2 Housing Constraints

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, governmental, and infrastructural constraints to housing development in Fontana are discussed below.

Market Constraints

The high cost of renting or buying adequate housing is the primary ongoing constraint to providing adequate housing in the City of Fontana. High construction costs, labor costs, land costs and market financing constraints are all contributing to increases in the availability of affordable housing.

Construction Costs: The single largest cost associated with building a new house is the cost of building materials, although the Construction Industry Research Board reports that construction costs have steadily decreased as a percentage of housing costs from 56% in 1970 to 42.5% in 1980. Overall construction costs rose over 10% per year from 1980 to 1990 but stabilized in the early 1990's. Rising costs of energy have also contributed to higher homeownership costs. The City of Fontana subsidizes a portion of sewer costs for low income families and individuals.

Land: Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Although land is available and affordable in Fontana, the cost of the land will ultimately reflect the burgeoning regional demand. The shrinking supply of available land in the Southern California region has accounted for a steady increase in raw land costs. Marginal lands which are opened up to development will require greater site improvements to render them developable, factoring into the price of land.

Labor Costs: Labor is the third most expensive component in building a house, constituting an estimated 17% of the cost of building a single-family dwelling. The cost of union labor in the construction trades has increased steadily since April 1974. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs.

Financing: Drops in interest rates through the early 1990's have been significant. However, many families have lacked the initial down payment and loan servicing costs to take advantage of low rates. In many cases, family income has not been sufficient to qualify for home loans. Most often though, it has been the combination of income and lack of initial costs which has prevented lower income people from buying homes.

Profit, Marketing and Overhead: Rising marketing and overhead costs have contributed to the rising costs of housing. Inflation has spurred much of the increase in marketing and overhead. Intense competition among developers has necessitated more advertising, more glamorous model homes, and more expensive marketing strategies to attract buyers.

Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing within the City. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have a role in altering the costs and availability of housing. The City of Fontana has made every effort to minimize the influence of governmental regulation on the achievement of a quality housing stock. Nonetheless, some actions are having an impact on housing in Fontana.

Fees: Processing fees for development review are paid at the time of application. These fees have been necessitated by the absence of adequate urban services and the desire to maintain a high level of urban services. Efforts are being made to offset the impact of high fees by utilizing redevelopment financing in redevelopment project areas, CDBG financing in target areas, and fee waiver programs to assist important development programs. The City purchased 200 sewer connection rights at $1700 apiece using CDBG funds to assist low income families in connecting to the City sewer main system. Over 150 homes were connected in 1994 using these rights and in most cases, additional assistance from the Great Neighborhoods Program.

Development Review: Processing through the City is designed to cut development costs by eliminating delays to the developer. Development review and approval periods are streamlined to the maximum extent possible.

Land Use Controls: As indicated in the section on Housing Opportunities, an estimated 21,237 residential dwelling units could be developed on vacant and underutilized lands in Fontana under the General Plan. SCAG has estimated a future housing need of 6,640 new units in the City through the year 1994. The Plan thus provides for a residential development capacity which is more than adequate to serve projected future housing

demands. The Land Use Plan cannot therefore be interpreted as a constraint to the provision of affordable housing, particularly since 10,307 units are designated for higher density housing (Medium and Medium-High Density Residential) and can be priced to meet the needs of lower income households.

Subdivision Ordinance: Under provisions of the City's Subdivision Ordinance, various dedications and improvements are required in the development of new housing. Streets, curbs, and gutters are required to be dedicated and improved. Other costs which are borne by the developer and eventually by the consumer include sidewalks, street lights, underground utilities, and water and sewer improvements. A surcharge for storm drains is levied to assist in the development of local storm drain structures.

Infrastructure Constraints

Flood Control: The City of Fontana is constrained by the absence of fully improved regional storm control structures. Funding limitations have made it impossible for the San Bernardino County Flood Control District to fulfill commitments to continue development of regional flood control facilities.

Fontana has addressed the flood control issue to enable housing development to proceed. In South Fontana, a combination of Redevelopment Financing and special assessments constructed segments of the De Clez Channel. Also, new planned communities in the City's northern portion are participating in assessments to improve the San Sevaine Channel.

Water: Water service is provided by several public and private water agencies in the Fontana Planning Area. Many areas of the City will require the extension of service mains to facilitate future growth. Oversizing of lines is undertaken to lessen the long-term cost of providing water to future residential developments.

Sewers: The City provides a system of sanitary sewers within the City limits. As development occurs, sewer lines are extended. The availability of sewer trunks has been a major constraint to large scale housing development. The existing sewer lines in the City's urban core are inadequate to handle the heavy load which would be contributed by new housing. In terms of capacity, the Fontana Interceptor to the regional treatment plant in Ontario will alleviate short-falls in the treatment capacity which might reduce the ability to develop additional housing. The City contracts with the Chino Basin Municipal Water District for sewage treatment. The Interceptor is now under construction and will carry effluents to Ontario.

Education: Increases in the number of families with school-aged children moving to Fontana has resulted in significant school overcrowding. As permitted under AB 2926, the Fontana Unified School District levies developer fees on new construction. However, even in conjunction with State school funding, these fees do not cover the full cost of needed school facilities generated by development. To ensure the concurrent development of schools with residential growth, the City requires a Capital Schools Financing Plan which provides for the construction of all school facilities required by the project. The Plan must be approved by the City Council and School District.

Environmental Constraints

Portions of Fontana are exposed to environmental hazards and contain resources which may constrain development. These constraints include topography, sensitive biotic resources, water and aggregate resources, cultural and historic resources, flooding, seismic hazards, noise and air pollution, as discussed in the Land Use Element and repeated below:

Topography: Portions of the planning area contain slopes which are too steep to readily accommodate development. These areas include the Jurupa Hills and

the foothills of the San Gabriel Mountains. The potential for slope failure and landslides is often exacerbated due to grading practices during construction and overwatering after hillside developments have been completed. Steeply sloping hillsides may also fail during earthquakes. Wildfires represent another hazard to hillside development.

Biotic Resources: Large areas of natural habitats once extant in the Fontana area have been eliminated by past agricultural practices and urbanization. However, some important plant and animal communities are still located within planning area boundaries. These ecologically sensitive areas correspond to those areas with topographical constraints. The foothills of the San Gabriel Mountains provide habitat for certain rare or endangered species. These types of habitats are extremely limited within the planning area.

Water Resources: Fontana straddles an extensive alluvial fan at the base of a significant watershed represented by the San Gabriel Mountains. Historically, this permeable fan has served as a sieve to replenish a huge aquifer underlying Fontana and surrounding communities. Contaminants associated with local urban development can infiltrate and degrade water quality in the aquifer.

Aggregate Resources: The alluvial fan contains significant deposits of aggregate resources. The Division of Mines and Geology, in accordance with state law, has identified a number of locations in the planning area as "Regionally Significant Construction Aggregate Resource Areas." The designation of these areas as resource areas and the requirements of Surface Mining and Reclamation Act (SMARA) legislation are intended to insure the protection of the resource and provide for compatibility of land use adjacent to mining activity.

Cultural and Historic Resources: As described in the Conservation Element, a number of archaeological sites have been discovered in the planning area, and more sites will undoubtedly be discovered in coming years. These

sites are generally located within the Jurupa Hills and the foothills of the San Gabriel Mountains. Their location in the hillside areas and the anticipation of additional archaeological discoveries contribute to the sensitivity of hillside areas to increased development.

In 1991, the City Council approved an Historic Preservation Ordinance which establishes an Historic Preservation Commission and allows listing and protecting historic places. To date, the City Council has approved listing of 22 historic properties and another 15 properties are under review. The Commission has also succeeded in having Fontana certified for State historic preservation funding for which the City has applied in 1993 and 1994. The City also approved participation in the Mills Act and in 1994 has one applicant.

Flooding: The Federal Emergency Management Agency (FEMA) has prepared a series of maps identifying those areas of the City that might be subject to flooding in the event of a major storm, particularly the San Sevaine Wash area. These maps, referred to as Flood Insurance Rate Maps (FIRM maps), indicate areas that may be inundated in the event of a 100-year and a 500-year storm. They are reproduced in the Safety Element and Safety Element Technical Report.

Seismic Hazards: The entire planning area is located within a seismically active region that has been subject to major earthquakes. The San Andreas, San Jacinto and Cucamonga faults are three major active faults located within or near the planning area. There may be other faults buried under alluvium yet to be identified. Because the Cucamonga and San Jacinto faults traverse the northern portion of the planning area, these areas are subject to the provisions of the Alquist-Priolo Act. This act places restrictions on development within well-defined fault zones.

Noise: Noise impacts from traffic and aircraft, as well as stationary sources, can constrain development if mitigation is not possible or if it is overly expensive. The Noise Element describes the existing noise environment using maps which indicate high levels of noise in the planning area. The Noise Element also identifies noise sources and states goals and policies to reduce the effects of noise. Land use policy also discourages the placement of noise sensitive land uses in areas subject to high noise levels.

Air Pollution: The closure of the Kaiser Steel Plant in 1979 eliminated a major contributor to local air pollution. However, this has been offset to a degree by continued population growth and increasing motor vehicle use. While not a direct constraint to continued development, the air quality problems of the Inland Empire represent a threat to the health and quality of life of residents. Continued growth without mitigating measures to improve air quality will reduce the desirability of the Fontana area for both employment and living.

5.2.3 Preservation of Assisted Units

State planning law mandates cities include an analysis and program for preserving assisted housing developments which provide low income housing. The analysis is to be based on a complete inventory of all multi-family rental units which are eligible for change to non-low income housing due to termination of use restrictions, which may either be federal, state or local, or a combination of all three. The analysis is to address a ten year period from July 1989 to June 1999 and is to be updated every five years pursuant to State law. With each update, the inventory of projects must be updated to the beginning of the next ten year period.

Inventory of Units At Risk

The inventory shall include all multi-family rental units which are assisted under any number of Federal, State, local and/or other programs, and which are: (1) Eligible to change to non-low-income housing uses due to termination of subsidy contract,

mortgage prepayment, or expiring use restrictions; and (2) Eligible within the ten year period following the statutory adoption due date of the Housing Element Amendment.

The real estate market in the City of Fontana has experienced substantial increases in real estate value and market rents over the last five to ten years. Although the City anticipates continued increases in property values and market rents, the City does not anticipate a significant impact on units at risk of conversion away from low-income uses. This is primarily due to a weak rental market that has created higher Fontana vacancy rates than the State average and the owners' satisfaction with the income potential from the Section 8 pro-gram. These factors have encouraged low-income property owners to renew their contracts for participation in the Section 8 program.

According to the California Debt Advisory Commission's 1990 Annual Summary: Inventory of Low Income Rental Units Subject To Termination of Federal Mortgage And/Or Rent Subsidies By The Year 2008, three properties are receiving Federal assistance and are at risk of losing their restrictions.

Property:	**Property Owner:**
Miller Avenue Apartments	**Miller Avenue Apartments**
16787 Miller Avenue	**285 North Palm Canyon**
Fontana, CA 92334	**Palm Springs, CA 92262**

Type of Governmental Assistance Received: Section 236(J)(1) and Section 8 Loan Management Set-Aside Program

Earliest Possible Change From Low-income Units: April 24, 1993 (Section 236) and October 22, 1996 (Section 8)

Total Number of Units that Could Be Lost: The Miller Street Apartments are comprised of 64 total units whose FHA subsidy could be terminated on April 24, 1993.

The Miller Avenue Apartments, which are comprised of 64 units, were placed under contract on April 24, 1973 to be dedicated to low-income families. The Section 236 conditions on the loan expire on April 24, 1993. The manager of the complex has stated the owner does not plan to convert the property now or at the time of expiration of the conditions.

The Manager stated $22,758 is received monthly from Section 8 reimbursement, which translates to $273,000 per year. The owner perceives this revenue as sufficient reason to continue participation in the Section 8 program. In 1991, the Section 8 contract was renewed to run until October 22, 1996. As further confirmation of this position, the owner has not filed a Notice of Intent to discontinue participation in the Section 8 subsidy program (a filing which must be taken a year in advance of such an action).

The owner has confirmed a continuing commitment to low-income housing for the entire complex and has no plans to change the financial basis for this property.

Property:	**Property Owner:**
Marygold Gardens	**Ranbir Sahni, LDP**
17237 Marygold Avenue	**611 Anton, Ste. 730**
Fontana, CA 92335	**Costa Mesa, CA 92626**

Type of Governmental Assistance Received: Section 236(J)(1) and Section 8 Loan Management Set-Aside

Earliest Possible Change from Low-income Units: October 27, 1993 (Section 8) and November 9, 1993 (Section 236)

Total Number of Low-income Units that Could be Lost: The Marygold Apartments are comprised of 80 units whose Section 8 subsidy could be terminated October 27, 1993.

The Marygold Garden Apartments were placed under contract on November 9, 1973 comprised of 80 apartments dedicated to low-income housing, where six units are dedicated to elderly households. The Section 236 conditions of the loan term expire on November 9, 1993. The manager of the complex has stated that the owner does not plan to convert the property at this time and confirms a continuing commitment to low-income and elderly housing for the entire complex.

An average of $17,025 is received monthly from Section 8 subsidies, which translates to $205,000 per year. The owner considers this income to be sufficient reason to continue participation in the Section 8 Program. As further confirmation of this position, the owner has not filed a Notice of Intent to discontinue participation in the Section 8 subsidy program.

The owner currently has no plans to prepay the loan or convert this property away from low-income housing.

Property:	**Property Owner:**
Steelworkers Oldtimers	**Senior Citizen Housing**
16707 Marygold Avenue	**16707 Marygold Avenue**
Fontana, CA 92235	**Fontana, CA 92335**

Type of Governmental Assistance Received: Section 202 Wholly elderly Household and Section 8 New Construction, July 23, 1995 (Section 8) and June 16, 2021 (Section 202)

Earliest Possible Change from Low-Income Units: July 23, 1995 (Section 8) and June 16, 2021 (Section 202)

Total Number of Low-income Units That Could Be Lost: Steelworkers Oldtimers has 150 units wholly dedicated to elderly occupation whose Section 8 contract could be terminated on July 23, 1995.

The Steelworkers Oldtimers complex is a non-profit housing project which was constructed in June 1981 to serve wholly elderly households. The Section 202 loan on this complex expires in June of 2021, and the property was conditioned by the Department of Housing and Urban Development to maintain the wholly elderly housing status for the entire 40-year term of the loan. The loan agreement conditions the property so that prepayment of the loan could not alter the dedication of the complex to wholly elderly housing.

The Section 8 subsidy contract for this property expires in July 1995. The manager of the property has stated that approximately $93,000 is received from the Section 8 Subsidy Program per month, which translates into $1,126,800 annually. This income, the non-profit status, and the restrictions on the loan agreement to serve senior citizens who are 62 years of age or older, confirm the program's commitment to low-income wholly elderly housing.

Cost Analysis

The cost of producing new rental housing comparable in size and rent levels to replace the units which could convert and the cost of preserving all of the developments at risk of converting, must

be included in the Housing Element. If these costs cannot be estimated directly it is permissible to describe whether such costs are anticipated to be higher or lower than the replacement estimates, and for what reason, as well as the magnitude of the differences in the estimates.

If the owners of these units convert away from the multi-family rental designation for the property, 156 dwelling units for elderly persons and 138 dwelling units for low-income families would be lost from the City's current housing stock. The 1990 Census of Population and Housing indicates that 156 elderly dwelling units represent 3.6% of the City's total elderly households. The 1990 Census figures for income are not yet available, so that the best estimate of the impact of losing 138 low income dwelling units must come from extrapolations from 1980 Census figures, which suggest that the 138 low-income dwelling units represent from 1 to 2 percent of the City's low-income households.

There are several ways to calculate the estimated cost of replacing the 294 dwelling units at risk of conversion in the three subject developments:

San Bernardino County Tax Assessor's Report: In 1991, the San Bernardino County Tax Assessor determined the following values for each of the properties in question:

Miller Avenue Apartments (4.61 acres)	$1,046,967
Marygold Garden Apartments	$1,213,176
Steelworker Oldtimers	$7,085,881

California property tax law has affected the assessed value of the properties listed above so that often they do not reflect actual market values. These figures are considered to be conservative in proportion to the number of years each property has been held by the same owner.

Department of Housing and Urban Development Estimates: The Department of Housing and Urban Development's Los Angeles Office provided the following estimated cost of replacement based upon the type of construction - a two-floor woodframe apartment building without an elevator, with subgrade parking - $35,000 per unit. A multi-floor building with an elevator has an

estimated replacement value of $45,000 per unit. (This cost does not include land cost, land development cost, road and utility cost, overhead, and cost of fees.) Adjusting the land values provided by the County Assessor's Office for the Miller Avenue and Marygold Apartments to reflect the 20-year increase in land value, and taking the Steelworker Oldtimers land value in 1991 as reasonably accurate, and factoring these land values into the figures provided by HUD, yields the following (more accurate) replacement cost calculations for the buildings at risk:

Miller Avenue Apartments	$2,336,732
Marygold Garden Apartment	$2,968,550
Steelworker Oldtimers	$6,967,678

Means Residential Cost Data: The third method of estimating replacement cost for subject units is the Means Residential Cost Data, published for the construction industry. The 11th Annual Edition, published in 1992, estimates the construction cost for replacing low rise, one to three floors, of multifamily housing at $42,100 per unit.

High rise apartment units, 8 to 24 stories, cost $60,200 per unit. Adjusting the land values provided by the County Assessor's Office, as above, yields the following total property replacement cost estimates for the subject at-risk units:

Miller Avenue Apartments	$2,855,132
Marygold Garden Apartments	$3,536,550
Steelworker Oldtimers	$9,247,678

The estimates identified above do not include the architecture and engineering costs, overhead and profit, fees, above-average improvements to the property, and other miscellaneous costs.

The best estimate for replacing the units at-risk, comes from local cost sources which are not subject to legislative adjustments.

Local Realtor's Estimated Replacement Cost: A local Caldwell Banker Realty Office contact stated that land zoned R-3 (the zoning category for the three subject properties) sells for $3.75 per square foot without improvement. The structural construction cost would be estimated at $30 per square foot. These costs yield the following replacement cost estimates:

Miller Avenue Apartments	$2,769,043
Marygold Garden Apartments	$3,295,912
Steelworker Oldtimers	$5,472,777

If these units were to be replaced in today's market, the City may need to facilitate financing of the loan and assist in the acquisition of similar land zoned for apartment development which may be difficult to find. These factors coupled with relocation assistance for all the tenants would increase expenses for replacing at-risk units. The cost of replacing all at-risk units in the City far exceed the cost of maintaining and preserving them, which currently is the cost of rent subsidy program support.

Resources For Preservation

The Housing Element needs to identify public and private nonprofit corporations which have legal and managerial capacity to acquire and manage assisted housing developments. Inclusion on this list should be based on a corporation's expression of interest in acquiring and managing such projects.

Two programs are available to assist the City in management and subsidization of public housing units in the event that the City becomes the owner of low income or elderly housing:

Right of First Refusal Program: Eight non-profit organizations in San Bernardino have been identified by the State Department of Housing and Community Development as having interest in the Rights of First Refusal Program. This list may be used to employ the services of a non-profit management firm to manage the units for the

City in the event that the City undertakes to purchase an at-risk facility. Listed below are the program participants:

- Foundation For Social Resources, Inc.
- Twelve Pack Enterprises
- Coachella Valley Housing Coalition
- HomeAid
- Southern California Presbyterian Homes
- Ralph F. Carrico
- Flory, Olson & Van Osdel
- Upland Housing Authority

San Bernardino County Housing Authority: The City of Fontana currently contracts with the San Bernardino County Housing Authority to continue to provide the Section 8 certificates and vouchers for the City's eligible low-income tenants. In the event that the City becomes the owner of public housing for low income or elderly families, the City would expect to continue the participation in the County Housing Authority Section 8 certificate and voucher program.

The Housing Element revision also should identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve assisted housing developments. In considering the use of these financing and subsidy programs, the analysis should identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

The resources available to the City of Fontana for preserving the at-risk units are the Redevelopment Agency's 20% Set-aside Funds, Community Development Block Grant Funds, and future Federal and State resources as they become available.

Redevelopment Agency's 20% Set-aside Funds: Over the years, the Redevelopment Agency has made bond funds available to the City of Fontana to construct multi-family housing projects. Bond funds from the 20% Set-aside program could be made available to the City to purchase or assist a non-profit agency in the purchase of at-risk units in the event that the owner chooses to prepay the loan amount and retire the units from their current service of low income and elderly family housing.

The City has undertaken two rehabilitation programs utilizing 20% Set-aside Funds from three redevelopment areas to perform rehabilitation of low and moderate income owner-occupied and rental housing units on a citywide basis. These services include grants, low and zero interest loans, and matching fund rehabilitation programs. The loans and the larger grants restrict the property to retain low and moderate income owners or tenants for ten to fifteen years. Through the 20% Set-aside Program, the City of Fontana is committed to the rehabilitation of deteriorated housing and improvement of blighted neighborhoods through an ambitious array of rehabilitation programs and assistance options which will meet the needs of all owners of low and moderate income housing in Fontana. In the event that the owner requires additional incentives to retain at-risk units at low-income levels, the rehabilitation programs could provide an added inducement.

The City has committed more than one million dollars per year to rehabilitation of affordable housing. In the event of need to provide incentives to at-risk apartment owners, redevelopment 20% set-aside funds and housing staff will be deployed to provide ample assistance.

Community Development Block Grant Funds: For the past four years, the City of Fontana has applied for and received a million dollars in funding from the Federal Department of Housing and Urban Development in Community Development Block Grant (CDBG) projects to assist homeowners in the rehabilitation of their homes,

and to provide needed capital improvements and services needed in lower income areas of the community. The City's prudent use of CDBG Funds encourages Housing Unit staff to expect continued participation in that program so that those funds may be available to assist the City in the replacement of at-risk units. The availability of rehabilitation funds provides an added inducement in the event that the owners consider prepaying their loans and/or withdraw from the business of providing low income and elderly housing. If the present levels of funding continue, the City of Fontana expects to have Community Development Block Grant Funds available for community assistance programs over the next five years.

Other, Future Local, State or Federal Programs: Additional funds can be applied for at the Federal, State and local level to assist in the acquisition, operation, and management cost of City of Fontana at-risk properties as they come available.

Low Income Housing Preservation and Resident Homeownership Act of 1990: At-risk projects which are covered by the federal Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA) become subject to risk in the following ways:

- A project owner has an option of applying to HUD to directly prepay the mortgage (this may or may not involve the sale of the property); this option would be extremely difficult because they would need to essentially establish a lack of need for low-income housing. It is not expected that this California project will be able to establish this.

- If the owner offers the property for sale, it will be subject to a mandatory right-of-first refusal process for qualified purchasers for a 15-month time period. If agreement is not reached with a qualified buyer (no offer received, or an offer falls through), the property may be sold and the use restrictions later released.

- If HUD does not make the incentives it commits to an approved Plan of Action (for either refinancing or sale) available within a prescribed time, the use restrictions may be released.

Of these (LIHPRHA) options, the second one has the greatest potential of occurring; thus the presence of qualified interested entities if the project is offered for sale is critical. The City will expend available housing staff to develop a list of potential resources (qualified purchasers) to access in the event that a subsidized complex is offered for sale. The list will be initiated by January 1995, but will be open-ended to facilitate augmentation throughout the term of the 1994 housing element.

At-Risk Unit Tracking Program: A tracking program has been in effect since the construction of the subsidized housing units, which includes monthly payment monitoring of all subsidized single family homes and rental histories of all subsidized apartment complexes. Twice a year, housing staff visits the complex and monitors the competency of the management staff and viability of the program. Subsidized apartments are inspected to confirm their adequate maintenance. When apartment managers are replaced, housing staff often is called upon to train the new manager in the rules and means to rent subsidized apartment units, following up with spot checks of number of vacancies and occupant eligibility.

5.2.4 Housing Opportunities

Table H-5 provides a breakdown of the number and type of additional residential dwelling units which could be constructed in the City of Fontana under the General Plan. New development will take place both on vacant lands and on land which is currently developed at densities lower than that permitted by the General Plan. Table H-5 indicates 4,122 net acres of vacant and underutilized land planned for residential densities varying from two-acre estates to high density units at 12.0 dwelling units per net acre. Almost fifty percent of the potential 21,237 new dwell-

ing units in the City are contained within the Residential Planned Community, Community Mixed Use, and Regional Mixed Use designations, indicating a significant proportion of future residential growth in Fontana will take the form of planned unit developments. The majority of additional residential development will occur in the Single-Family, Medium Density, and Medium-High Density residential land use categories. In terms of providing affordable housing, the 10,307 Medium Density, Medium-High Density, Community Mixed Use, and Regional Mixed Use units are a significant contribution to the stock of housing which can be priced within lower income groups' range of affordability.

Intensification of development in existing residential areas could also occur through the addition of "second units" on single-family lots. Second units, and "granny flats" are dwelling units constructed on the same parcel on which the primary single-family unit is located, providing independent living quarters which the homeowner may rent out or provide for a family member or other person(s). The number of second units which could be created in Fontana will be dependent upon the future regulations adopted by the City to govern their development.

The Southern California Association of Governments (SCAG) estimates a future housing need of 6,640 new housing units in Fontana through the year 1994. As Table H-5 indicates, 20,330 additional dwelling units can be accommodated under the Land Use Plan. The Plan thus provides for a residential development capacity which is more than adequate to serve projected future housing need.

TABLE H-5
VACANT AND UNDERUTILIZED LAND INVENTORY - CITY & SPHERE

General Plan Designation	Average Density (units/acre)	Adjusted Acreage(a)	Housing Units	% of Total Dwelling Units
R-E Res. Estates (1.0 du/ac)	0.5	211	110	1
R-IE Industrial Estates (4.0 du/ac)	2.0	0	0	0
R-L Low Density (3.0 du/ac)	2.0	850	1,700	8
R-PC Planned Community (7.0 du/ac)	5.0	1,088	5,440	25
R-SF Single-Family (6.05 du/ac)	5.0	655	3,275	15
R-ML Medium Low Density (6.05 du/ac)	5.0	81	405	2
R-M Medium Density (9.0 du/ac)	7.0	755	5,285	25
R-MH Medium High Density (12.0 du/ac)	10.0	332	3,322	16
CMU Commercial Mixed Use (12.0 du/ac)	12.0	100	1,200	6
RMU Regional Mixed Use (12.0 du/ac)	10.0	50	500	2
TOTAL		4,122	21,237	100

(a) Minus 20% for streets and roadways.
Source: Cotton/Beland/Associates, 1988

5.2.5 Redevelopment Plan Requirements

Affordable housing production needs for Fontana's five redevelopment areas are computed by: (1) assessing replacement housing needs of the Agency; (2) computing unit deficits created by prior construction of new units; and (3) projecting the future inclusionary housing needs of the Project Areas based upon the number of units that will be constructed or substantially rehabilitated during the life of the Redevelopment Plans and during the ten (10) year term of this Housing Plan.

Projected Inclusionary Requirements for Redevelopment Plans: Estimates for the total number of dwelling units to be constructed within the Project Areas during both the term of the Redevelopment Plans and the next ten (10) years were provided by City Housing Division staff and are based on existing land uses as well as recent growth trends within the Project Areas. As shown on Table H-6, the total number of units estimated to be developed which are applicable to Section 33413[1] over the life of the Redevelopment Plans is 18,177 units. This figure anticipates no new units constructed in the Downtown Project Area, 17,477 units to be built in the North Fontana Project Area, no new units in the SWIP Project Area, and 700 units to be built in the Sierra Corridor Commercial Project Area. Section 33413(b)(2) requires that of the estimated number of units to be constructed in the Project Areas, at least fifteen percent (15%) must be available at affordable housing cost levels. Of these, forty percent (40%) must be available to households with very low income levels.

Projected Inclusionary Requirement: The Housing Component is required to identify the number of affordable units that will be needed during the next ten (10) years based upon an estimate of projected new construc-

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[1]. *Pursuant to a judgment of validation in San Bernardino County Superior Court Case No. 269671, the Agency's payment of Ten-Ninety Ltd., costs of public improvements, and other public infrastructure in the Jurupa Hills Project Area have satisfied the requirement of Section 33334.2 and 33413 of the Law. The majority of the units which were constructed within the Project Area over the years continue to remain affordable to low and moderate income households.*

tion. Table H-6 presents an estimate of the units required based upon the number of projected units to be developed over the life of each of the Redevelopment Plans. The North Fontana Project has a remaining life of 28 years. To estimate what portion of the 17,477 units will be developed over the next ten (10) years, the total units were divided by 28 to identify an average yearly number. The average yearly number was then multiplied by ten (10) to arrive at the ten (10) year unit projection. Sierra Corridor Commercial Project has a remaining term life of 38 years. The same method described above for the North Fontana Project was applied to the projected 700 units in Sierra Corridor to arrive at the ten (10) year estimate.

Inclusionary Requirement for Substantially Rehabilitated Units.: This Housing Plan, based on information derived from the City Housing Division, assumes that 398 units will be substantially rehabilitated by non-Agency parties during the life of the Redevelopment Plans. The majority of these units will be located within the Sierra Corridor Commercial (273 units) and North Fontana (125 units) Project Areas. It is within these two Project Areas that City Housing Division staff have identified potential projects which may fit the substantial rehabilitation definition. It also assumes that all Agency funded substantial rehabilitation will be made affordable through application of Deed Restrictions.

Total Inclusionary Requirements for Projected New and Substantially Rehabilitated Units: The same methodology described above is applied in Table H-6 to arrive at the ten (10) year estimated total of 6,286 new and substantially rehabilitated units in the North Fontana Project and the 256 units identified for the Sierra Corridor Commercial Project. Table H-6 further identifies the required (15%) units which must be made affordable for the life of the Redevelopment Plans and the next ten (10) years as well as the proportion required for very low and low and moderate income households.

TABLE H-6
PROJECTED FUTURE HOUSING PRODUCTION AND SUBSTANTIAL REHABILITATION OVER THE TERM OF THE REDEVELOPMENT PLANS AND THE NEXT TEN YEARS

PROJECTED UNITS BY PROJECT AREA	PRIVATELY CONSTRUCTED/ PRIVATELY RE-HABILITATED	TOTAL ALL UNITS		TOTAL ALL REQUIRED AFFORDABLE UNITS		TOTAL REQUIRED VERY LOW INCOME UNITS		TOTAL REQUIRED LOW AND MODERATE INCOME UNITS	
	Redevelopment Plan Term	Redevelopment Plan Term	10 Yr. Housing Plan Term	Redevelopment Plan Term	10 Yr. Housing Plan Term	Redevelopment Plan Term	10 Yr. Housing Plan Term	Redevelopment Plan Term	10 Yr. Housing Plan Term
NORTH FONTANA (Redevelopment Plan Term 96 Years)	17,477/125	17,602	6,286	2,640	943	1,056	377	1,584	566
SIERRA CORRIDOR COMMERCIAL (Redevelopment Plan Term 96 Years)	700/273	973	256	146	38	58	15	88	23
TOTAL	18,177/398	18,575	6,542	2,786	981	1,114	392	1,672	589

Total Required Affordable Units: Table H-7 calculates the Agency's housing obligation to meet the inclusionary requirements of Section 33413, taking into consideration replacement needs, existing deficit, projected required units off-set by the number of reserved affordable low or moderate income units produced by the Agency or other parties. As illustrated in Table H-7, the Agency is required to capture, create, or establish 2,811 affordable housing units over the life of the Redevelopment Plans, of which 609 must be reserved during the next ten (10) years to remedy the existing affordable housing deficits and meet expected private production. Further, of the total ten (10) year need (609 units), the Agency must provide 132 units which are reserved and affordable to low or moderate income households, and 477 units for very low income households.

TABLE H-7
REQUIRED FONTANA AFFORDABLE HOUSING PRODUCTION OVER THE TERM OF THE REDEVELOPMENT PLANS AND THE NEXT TEN YEARS

	PRIVATELY CONSTRUCTED/ PRIVATELY REHABILITATED UNITS	TOTAL REQUIRED AFFORDABLE UNITS		TOTAL REQUIRED VERY LOW INCOME UNITS		TOTAL REQUIRED LOW AND MODERATE INCOME UNITS	
		Redevelopment Plan Term	10 Yr. Housing Plan Term	Redevelopment Plan Term	10 Yr. Housing Plan Term	Redevelopment Plan Term	10 Yr. Housing Plan Term
EXISTING HOUSING DEFICIT	4,118	619	222	248	89	371	133
PROJECTED UNITS TO BE BUILT	18,575	2,786	981	1,114	392	1,682	589
SUBTOTAL	22,703	3,405	1,203	1,362	481	2,043	722
REPLACEMENT UNITS REQUIRED		27	27	6	6	15	15
SUBTOTAL AFFORDABLE UNITS REQUIRED		3,426	1,224	1,368	487	2,058	737
LESS AFFORDABLE UNITS (TABLE 5)		(529)	(529)	0	0	(529)	(529)
LESS UNITS FR TABLE 3		(68)	(68)	(10)	(10)	(58)	(58)
LESS UNITS FRM TABLE 4		(18)	(18)	0	0	(18)	(18)
TOTAL AFFORDABLE UNITS REQUIRED		2,811	609	477	477	1,453	132

5.3 Housing Element Goals and Policies

This section of the Housing Element contains the goals and policies the City intends to implement that address a number of important housing-related issues. The following four major issue areas are addressed by the goals and policies of the Housing Element: ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; increase the supply of sound, affordable housing through the rehabilitation of substandard housing units; maintain the supply of sound, affordable housing through the preservation and conservation of existing sound housing stock; and promote equal opportunity of housing choice for all residents. Each issue area and the supporting goals and policies are identified and discussed in the following section.

5.3.1 Housing Opportunities

The City encourages the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs. The maintenance of a balanced inventory of housing in terms of unit type (e.g. single-family, multiple-family, etc.), cost, and style will ensure that the existing variety is maintained.

GOAL 5.1 - Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Fontana residents.

Policy 5.1.1: Provide a variety of residential development opportunities in the City, ranging in densities from 1 acre estate homes to 12 dwelling unit per acre apartments, outside of specific plans adopted prior to May 15, 1990, as designated on the Land Use Policy Map. (Revised 5/16/95: Res. No. 95-24)

Provide for the infill of multi-family residential uses along commercial corridors as depicted on the Land Use Policy Map. (Deleted 5/16/95: Res. No. 95-24)

Policy 5.1.2: Provide a variety of residential development opportunities in the City, ranging in densities from 1 acre estate homes to 24.9 dwelling units per acre apartments within specific plans adopted prior to May 15, 1990, as generalized on the Land Use Policy Map. (Added 5/16/95: Res. No. 95-24)

Policy 5.1.3: Allow for the development of second units on existing single-family lots under the conditions established in Section 33-22 of the Development Code.

Policy 5.1.4: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, and female-headed households.

Policy 5.1.5: Respond to State-mandated requirements for the development of low and moderate income housing through the potential use of one or more of the following techniques:

- Land disposition and write-downs
- Site improvements
- Loans
- Issuance of bonds
- Land and building acquisition by the Redevelopment Agency
- Direct Housing Construction
- Housing Rehabilitation programs
- Rent subsidies
- Redevelopment funds
- Administrative costs for non-profits
- Allowance of a 25 percent density bonus

Policy 5.1.6: Require affordable units included in a project for which the City grants a density bonus or other financial incentive to meet the following criteria:

a. Identical in appearance to market rate units of like plan

b. Available equally in each development phase

c. Distributed among very low, low, and moderate income groups

Policy 5.1.7: Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Fontana.

Policy 5.1.8: Encourage the development of housing for the elderly by allowing developers a 25 percent density bonus or other financial incentive for providing at least 50 percent of the units in a project dedicated to seniors age 62 and over. This will ensure that at least half of the units in a project are occupied by seniors, and is likely to attract additional seniors.

Policy 5.1.9: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons. Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of one handicapped accessible unit, with two units required of developments over 100 units.

Policy 5.1.10: Encourage development of new housing units designated for low income, elderly and disabled persons to be in close proximity to public transportation and services.

Policy 5.1.11: Encourage the development of child care facilities coincident with new housing development.

Policy 5.1.12: Co-ordinate activities with local social service providers in Fontana to address the needs of the City's homeless population. Permit the development of an emergency or temporary shelter in areas designated General Commercial, subject to a Conditional Use Permit. (Revised 5/21/91: Res. No. 91-102)

Policy 5.1.13: Facilitate timely building permit and development plan processing for residential construction. Allow priority development review processing for low and moderate income housing applications, as well as housing for the elderly.

Policy 5.1.14: Encourage the use of favorable home purchasing techniques, such as municipal mortgage loans, as might become available through public and private agencies and institutions.

Policy 5.1.15: Utilize the 20% Redevelopment set-aside funds for the issuance of bonds, construction of additional multi-family mortgage revenue bond projects, and protection of existing units at-risk of conversion. (Revised 5/16/95: Res. No. 95-24)

Policy 5.1.16: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

5.3.2 Accessibility of Housing

Housing opportunities in the City must be made available to all persons regardless of age, income, or race. The diverse make-up of the City will continue to attract a wide variety of people. The City has made a strong and firm commitment that fair housing practices will continue in Fontana.

GOAL 5.2 - Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.2.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age and household composition, and prosecute anyone found guilty of practicing housing discrimination.

Policy 5.2.2: Continue active support and participation with the San Bernardino County Community Housing Resource Board and Inland Mediation Board to further spatial deconcentration and fair housing opportunities.

Policy 5.2.3: Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

5.3.3 Maintenance and Preservation of Housing

Substandard and deteriorating housing units, in addition to the obvious problems of blight, can expose occupants to a wide range of hazards ranging from electrical fire to exposure to toxic substances used in construction. Many factors can determine the "life expectancy" of a dwelling including quality of workmanship, age, type of construction, and location. A major focus of this Housing Element is to provide goals and policies which underscore the City's commitment to ensure that substandard housing units are rehabilitated and that units which are currently sound are adequately maintained.

GOAL 5.3 - Increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of substandard housing units.

Policy 5.3.1: Advocate the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 5.3.2: Continue existing residential rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.

Policy 5.3.3: Focus rehabilitation assistance primarily in selected target areas in order to create substantive neighborhood improvement and stimulate additional, unassisted improvement efforts.

Policy 5.3.4: Coordinate with San Bernardino County to encourage the rehabilitation and repair of housing units in the unincorporated planning area.

Policy 5.3.5: Mitigate the displacement impacts occurring as a result of residential demolition through unit replacement or relocation of tenants.

GOAL 5.4 - Maintain the supply of sound, affordable housing in Fontana through the conservation of the currently sound housing stock.

Policy 5.4.1: Provide for the retention of existing single-family residential neighborhoods which are economically and physically sound through low density (e.g. less than 6.05 units/net acre) general plan and zoning designation.

Policy 5.4.2: Encourage the retention of all existing, viable mobile home parks, where feasible.

Policy 5.4.3: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 5.4.4: Encourage vigorous enforcement of existing building, safety, and housing codes to promote property maintenance.

5.3.4 Related Goals and Policies

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Fontana. In addition, the Land Use Element contains policies directed at maintaining the existing

housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize traffic spillover into residential neighborhoods, and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Community Design Element sets standards for industrial development when residential development is located adjacent to an industrial use. The Infrastructure, Public Services/Facilities Elements require adequate services and facilities to be provided prior to any residential development. The Air Quality Element develops standards for industrial development which may be located near sensitive receptor uses such as nursing and retirement homes. The Conservation and Open Space/Recreation Elements establish development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic viewsheds. Finally, the Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement and mitigation of environmental hazards as a condition to development.

5.4 Implementation-Funding & Housing Programs

The Housing Element section entitled "Summary of Housing Needs" describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units, lack of affordable housing for lower income groups, Redevelopment Plan replacement and inclusionary requirements and special needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered by the variety of local, regional, State and Federal agencies. The following sets forth both existing programs currently in use in the City, and additional programs available to adequately address the City's housing needs. (Major revisions and additions to Sec. 5.4 on 5/16/95: Res. No. 95-24)

5.4.1 Vacant and Available Land within City Limits

Vacant and available land has been identified within the City limits (not inclusive of the sphere of influence as listed previously) by type of housing permitted through zoning and General Plan designation to meet the need for a variety of housing types across all economic sectors - very low, low, moderate, and higher income. The City's land-based data system conservatively estimates nearly 5,000 acres of vacant land in Fontana, primarily in North Fontana, with pockets throughout the City. Using six residential land use designations from the General Plan which represent a variety of housing types, and likely distribution scenarios requested by developers and allowed by Planning Commission and City Council, nearly half the new housing (12,000 dwelling units) will accommodate moderate income buyers. Approximately 1,300 very low income apartments will likely be proposed, and the rest of the new dwelling units would be distributed across low to high income individuals and families. Considering that buildout will occur over the next 20 years, the following housing activity can be estimated over the housing element planning period, 1989-1996:

TABLE H-8
FIVE YEAR DEVELOPMENT FORECAST, 1989-1996
(Housing Units)

INCOME LEVEL	NEW CONSTRUCTION	MODERATE REHABIL.	LARGE REHABIL.	DEMOLITION	CONSERVA-TION
Very Low Income	50	100	20	30	5,043
Low Income	200	80	10	3	3,546
Moderate Income	700	80	5	0	5,348
Higher Income	200	0	0	0	11,405
TOTAL	1,150	260	35	33	25,342

Source: Divisions of Housing and Planning, Community Development Department

These housing estimates are based upon recent experience with the Great Neighborhoods Program, Senior Home Repairs Program, Code Enforcement's Substandard Structure Demolition Program, General Plan designations associated with vacant land appearing in assessors files, and reasonable estimates of construction likely to occur within fourteen specific plans.

The broad spectrum of policies, strategies, and active programs attest to the City of Fontana's commitment to provide and maintain housing for all economic segments of the community, maintenance of affordable housing for low to moderate income families, and retention of at-risk dwelling units where they are found in the City.

5.4.2 Available Funding

Redevelopment Agency Twenty Percent Housing Set-Aside Funds: As required by Section 33334.2 of Community Redevelopment Law, the Fontana Redevelopment Agency (Agency) sets aside twenty percent (20%) of tax increment revenue allocated to the Agency into a separate housing fund. Projections of available funds for the

Agency's Low and Moderate Housing Set-Aside Fund estimate that from $2.5 to $5.6 million will be available for housing programs each year, for a ten year total of $32 million.

The Agency's existing housing fund balance and anticipated resources, (employing a conservative 2% growth factor which includes some level of development growth in North Fontana and Jurupa Hills) are projected to allow $32 million in expenditures over the next ten (10) years. As of July 1, 1994, the Agency's Low/Moderate Income Housing Fund balance was $6.5 million. It is projected, however, that over the next (10) years, the Agency will generate $84.5 million in new gross revenues. The $84.5 million figure assumes that in fiscal year 1995-96 the Agency will pledge a portion of the Housing Fund's annual tax increment to issue tax allocation bonds. The proposed bond issue is expected to generate approximately $22.3 million in net bond proceeds. The $84.5 million in new revenue plus the $6.5 million in existing fund balance will be utilized by the Agency to fund program operation, administration, existing and new debt service costs, projects and programs for the ten (10) year period. Because few, if any, other funding sources exist, the Agency's Low and Moderate Income Housing Set-Aside Fund is the only major source of revenue available for implementing affordable housing projects needed to remedy the housing deficit.

Other City/Agency Revenues: Existing Agency funding requirements for the non-housing redevelopment funds include outstanding bonded debt obligations, pass through payments to taxing agencies, required programs/projects, rent and administrative costs, and mandatory payments to the State for the Education Revenue Augmentation Fund (during 1994-95 and 1995-96). Because of these heavy funding commitments, no revenue from the Agency's Redevelopment (non housing) Fund will be available to assist with the implementation of affordable housing projects.

Federal/State Revenue Sources: After reaching a peak in the late 1960's and early 1970's, federal assistance for affordable housing projects decreased significantly during the 1980's and 1990's. The major source of housing assistance, the Department of Housing and Urban Development ("HUD"), had their budget slashed dramatically during the 1980's. HUD still provides some funds for community planning and development activities through Community Development Block Grants (CDBG) and rental subsidies through the Section 8 program.

The City and the Agency will continue to apply for CDBG funds and other Federal subsidies, however, competition among cities in these tight economic times for limited federal funds reduces the possibility that Fontana will receive significant federal assistance for affordable housing projects.

State Revenue Sources: In conjunction with this Housing Plan, the Agency will research available state affordable housing funding sources administered by the State Department of Housing and Community Development. Potential State housing programs which should be researched and evaluated include:

- California Homeownership Assistance Program
- California Housing Rehabilitation Program
- Proposition 84 Housing Funds
- Proposition 77 Housing Funds
- California Housing Finance Authority - New Construction

The serious budget constraints facing the State of California have reduced its ability to provide local agencies with assistance in affordable housing. Thus it is unlikely that Fontana will receive significant financial assistance, in the near future, from the State for affordable housing projects.

Other Financial Resources

Low Income Housing Tax Credit: As part of the 1986 Tax Reform Act, a new tax credit was made available to developers of new or rehabilitated rental housing. Use of the tax credit is possible if one of the following criteria is met: at least twenty percent (20%) of the completed units are rented to households at or below fifty percent (50%) of the area median gross in-come; or at least forty percent (40%) of the units are rented to households at or below sixty percent (60%) of the area median gross income. Rents on tax credit units can not exceed thirty percent (30%) of the maximum income limits based upon household size.

Agency Financing: The Agency has the legal power to issue taxable or tax exempt bonds and notes for the development (including rehabilitation) of both single family and multifamily housing. Statutory requirements limit the circumstances under which the Agency can issue tax exempt bonds or notes. In addition, the City can cooperate with the California Housing Finance Agency (CHFA) in bond issues. Such bonds must be issued under established federal and state requirements.

Multifamily revenue bonds may be issued to finance rental apartment projects. These bonds can be used to provide construction financing and permanent financing for newly built projects, and in some cases to provide for the acquisition and substantial rehabilitation of existing projects. Single family mortgage revenue bonds can be issued to provide below market mortgages for first time home buyers.

5.4.3. Preservation of Assisted Units

Quantified Objectives

Localities are required to establish in their housing elements quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five

year time frame. The objective for units to be conserved should include a subtotal for the number of at-risk units.

The Regional Housing Needs Assessment (RHNA) prepared for the Southern California Association of Governments established a goal of 6,640 units as the City's share of its regional housing need for 1989-94. Section 5.2 of the Housing element identifies the conservation of 50 units per year with a five year total of 250 units. A sub-total of the conserved units for the five year period (1989-1994) will include the conservation of 144 at-risk units (Miller Avenue Apartments and Marygold Gardens). The remaining 150 at-risk units (Steelworkers Oldtimers) will be included as part of the City's regional housing need (RHNA) for 1994-1999. The City of Fontana will continue to monitor the condition of those properties and the owners' disposition toward prepayment/conversion and continued participation in the Section 8 program.

Programs For Preservation

The Housing Element should include, or reference, programs in the Housing Element to preserve the low income use of at risk projects listed in the ten year inventory, with specific focus on units at risk during the five year planning period.

The City of Fontana has adopted a housing strategy which implements the goals and policies of the General Plan and the initiatives of State Community Redevelopment Law and Planning, Zoning, and Development Laws.

Programs to preserve the low income use of at risk projects listed in the ten year inventory include programs listed within Section 5.4 of the Housing Element. Each program indicates a responsible party for implementation and a timetable for said implementation.

Programs listed below, create incentives for the current owners of at-risk properties to retain those dwelling units for their current use. These programs could provide funding for the City to use for replacement housing in the event that the at-risk units are converted to another use.

Housing Element of the General Plan

- Community Development Block Grants
- Redevelopment Agency 20% Set-aside
- Section 8 Existing Housing Assistance
- Public Housing/Scattered Sites Program

Comprehensive Housing Affordability Strategy

- Encourage both the private and public sectors to produce or assist in the production of affordable housing;
- Utilize a variety of funding mechanisms for the rehabilitation of substandard residential properties;
- Mitigate the displacement impacts occurring as a result of residential demolition through unit replacement of relocation of tenants.
- Respond to State-mandated requirements for the development of low- and moderate-income housing.
- Rehabilitation Programs
- Community Development Block Funds (Federal program)
- California Housing Rehabilitation Program - Owner-occupied (State program; in 1994, this program is in final stages of implementation)
- Fontana Great Neighborhoods Program (City of Fontana and Fontana Redevelopment Agency).

5.4.4 Housing Programs

Fontana's Housing Programs are divided into Rehabilitation Programs, New Construction/Development, Maintenance Programs, and Services. Rehabilitation Programs renovate existing low-moderate income housing so that they may be preserved; New Construction initiatives create new affordable housing, primarily to meet the requirements of Redevelopment Law and California Department of Housing and Community Development mandates; Maintenance Programs preserve existing

low-mod housing and provide cooperation with other Fontana agencies and jurisdictions toward that goal; Services are activities which assist citizens in maintaining their own domiciles.

Rehabilitation Programs

Focused Neighborhood Revitalization: Nearly one-third of the City's housing stock has been identified as needing minor rehabilitation improvements. Although deteriorated housing is concentrated in certain neighborhoods in Fontana such as the older neighborhoods surrounding downtown, nearly every neighborhood has properties which need improvement. Utilizing Redevelopment Agency set-aside monies and private funds from income property owners, the Agency is focussing rehabilitation assistance in target areas in an effort to create substantive neighborhood improvement and preservation of existing affordable units. The operation, called the Great Neighborhoods Program, addresses preservation and enhancement of both owner-occupant and renter households throughout the City, and stabilization of transitional neighborhoods through improvement of existing residential properties.

The Great Neighborhoods Program provides rehabilitation loans to lower income property owners who require financial assistance (loans and grants) for upgrading single-family, owner-occupied properties. Loans up to $50,000 are either amortized at 3% interest for 15 years, or deferred, payable upon transfer, sale or rental of property. Owners borrowing over 25% of the value of the property will be required to execute affordability covenants, an Agency condition to participation in this program. Income properties are addressed in the Rental Improvement Program targeting investment properties where the owner deed-restricts the property for exclusive availability to renters whose income does not exceed 120% of median income for the area.

The Emergency Grant Program provides citywide grants for health and safety code emergency items such as

plumbing, electrical, heating, cooling, roofing, waste removal, and other immediacies directly affecting the health and safety of low income residents. Grants up to $3,000 are made to owner-occupants whose income does not exceed 80% of median income for the area.

Homeowners whose income does not exceed 120% of median income for the area can have their homes painted free of charge through the Exterior Paint Program. Rental properties inhabited by lower income tenants, may be painted where the City pays half and the owner pays half.

The Cleanup Program provides 40-cubic yard dumpsters to residents whose income does not exceed 80% of median income for the area. The dumpsters remain in the neighborhood as long as neighbors are filling it with trash, debris, old furniture, appliances, and other unsightly items.

One hundred fifty lower income homes in North Fontana are receiving preservation assistance in the form of subsidized sanitary sewer hook-ups to a new sewer main installed by area developers. The City plans to install sidewalks, curb and gutters, and a storm sewer system in the area in 1994 and 1995. After this needed infrastructure is in place the area will become a focus area in the Great Neighborhoods Program for final polishing.

Other City agencies with responsibility for street, parks, schools, and other public areas provide consultation and services as focus neighborhoods residents and housing staff identify need. For instance, the Police Department dedicated four full-time officers to cleanup of illegal activities in focus neighborhoods affecting over 300 arrests to date. Public Works staff has similarly concentrated efforts where necessary to improve off-property facilities and Code Enforcement officers have issued more than 500 notices to property owners to rectify blighted conditions.

Responsible Agencies: Community Development Department, City Council/Redevelopment Agency.

Estimated Expenditures: Redevelopment Agency set-aside- $600,000/year; $5,795,000, 1995 thru 2004; Private match from income property owners (as available); Community Development Block Grant Funds, $80,000 per year.

Time Frame: Ongoing for at least five years.

Assistance Goals: 800 - 1,000 units annually

Multifamily Acquisition & Revitalization: Pursue acquisition of blighted rental properties for rehabilitation. Properties would be held by the Housing Authority or resold with affordability restrictions. Also pursue the purchase of affordability covenants for rental properties which do not require rehabilitation. This program will be actively pursued during the time frame currently provided by Redevelopment Law (until January 12, 1997).

A. Housing Authority Acquisition: In 1994, the City created a housing authority through which blighted properties will be acquired for revitalization and shelter for lower income individuals and families. Disposition of the units will result in ownership by a nonprofit or for-profit party and affordability covenants. Four units were purchased in 1994, and another 4 units were being negotiated in early 1995. Additional properties are being studied.

B. Developer Proposed Projects: The Agency will consider proposals from nonprofit or private developers for acquisition, rehabilitation and management of large scale multifamily projects.

Responsible Agencies: Fontana Redevelopment Agency, Fontana Housing Authority

Funding Source: Redevelopment Agency 20% Set-aside.

Estimated Expenditures: $500,000/yr ($5,200,000 1995-2004).

Assistance Goals: 12-15 units per year.

Public Housing/County Scattered Sites Program: The Housing Authority of the County of San Bernardino owns and operates low-rent housing units serving lower income Fontana families . A total of 35 low cost dwelling units are currently available in Fontana, located on scattered sites throughout the City. The City Housing Authority has signed a cooperative agreement with the County Housing Authority to rehabilitate any new homes purchased in Fontana by the County Authority in exchange for deed restrictions to keep the residences affordable. For instance, in 1994, the County purchased three new homes which the City rehabilitated and liened with affordability covenants.

Responsible Agency: County Housing Authority, Fontana Housing Authority

Funding Source: County Housing Authority and Redevelopment Agency 20% Set-aside; $50,000 per year.

Time Frame: Ongoing, 1995-2004

Assistance Goals: Continued assistance to 35 existing units and cooperative acquisition and rehabilitation of 3 - 5 new homes per year.

Senior Home Repairs: The Agency currently contracts with a local non-profit agency, The Fontana Oldtimers, which provides emergency home repairs to citizens 60-years old or with disabilities. The program uses low-income skilled workers to make minor repairs to roofs, plumbing and electrical systems, doors, windows, and any problem which is apparently beyond the ability of the low income applicant. This program assists 600-800 elderly, lower income property owners per year, and employs about a dozen low-income workers.

Responsible Agency: Community Development Dept.

Estimated Funding: $50,000 per year, Redevelopment Agency 20% Set-aside Funds.

Time Frame: Ongoing

Assistance Goals: 600-800 units per year.

Transitional Housing Program: The City has purchased a ten unit apartment complex in the central part of the City to serve as transitional housing for needier families. Acquisition of a second property is under consideration. The management and administration of the facilities will be conducted by a non-profit consortium of area ministers called Fontana, We Care, which already has been serving the basic needs of homeless citizens for several years.

The Fontana Municipal Code allows homeless and transitional shelters to be constructed in commercial areas under a conditional use permit. The City encourages interested non-profit groups to consider establishing new facilities under this permit system.

Responsible Agency: Community Development Dept.

Funding Source: Redevelopment Agency set-aside funds

Time Frame: Ongoing

Assistance Goals: New shelter every 3 years, as needed.

New Construction/Development

New Development on Redevelopment Agency-owned Land: The Fontana Redevelopment Agency owns 20 acres in a newly developed area of West Fontana. The acreage will be developed for 100 - 150 low and moderate income new dwelling units to meet the requirements of Redevelopment Law, Section 33413 requiring that 15% of homes produced in redevelopment areas be dedicated to very low to moderate income occupancy. A marketing study has been commissioned to identify optimal development strategies for achieving that goal.

An additional 20-acre property is also owned by the Redevelopment Agency in North Fontana adjacent to a community center. The City will be exploring similar opportunities at that site for meeting Section 33413 Production Housing requirements.

Responsible Agency: Fontana Housing Authority

Estimated Funds: $400,000/year; $1,600,000 Redevelopment Agency, 1995-1998

Assistance Goal: 5-10 units per year

New Development on Vacant Sites/Habitat for Humanity: In 1994, the City and Habitat for Humanity undertook a joint venture and purchased a property for low income, first time home-buyers. Funds to construct the house was committed by a Fontana business, and a first time homebuyer has moved into the new house.

Additional vacant sites will be acquired by the Agency and Housing Authority to offer to nonprofit and for-profit developers for a variety of affordable housing needs as they arise in the community. These funds will be available in conjunction with the Great Neighborhoods Program, First Time Home Buyers Program, and other ongoing efforts to preserve and enhance the community.

Responsible Agencies: Fontana Redevelopment Agency and Fontana Housing Authority.

Estimated Funding: $200,000/year; $2,100,000 Redevelopment Set-aside Funds, 1995-2004.

Assistance Goals: Included in other program goals; this program is ancillary to other programs.

Developer Financial Assistance: Pursue a program to provide developer incentives to facilitate construction of affordable low and moderate income housing such as scattered in-fill housing. Continue the First Time Home Buyers Program in conjunction with development.

Responsible Agencies: Fontana Redevelopment Agency, Fontana Housing Authority, Department of Community Development

Estimated Funding: $8,650,000 Redevelopment Agency 20% Set-aside Funds, 1997-2004.

Assistance Goals: 15-20 units per year, starting in 1997.

First Time Home Buyers Program: Housing will be developed for first time homebuyers through Agency purchase of in-fill lots in a low to moderate income neighborhood, developed by private developers. Down payment assistance will be offered to first time buyers.

The City is pursuing purchase of in-fill lots in North Fontana to offer private developers for construction of starter houses for new home buyers. The sale of the homes will be facilitated by down payment assistance to low and moderate income buyers who are willing to deed-restrict the property to affordable housing for the life of the loan. A consultant is preparing the parameters of the program, to be offered to citizens in Spring 1995.

Responsible Agency: Fontana Redevelopment Agency, Housing Authority, and Department of Community Development;

Estimated Funding: $700,000/yr; $1,450,000 1995-1996;

Assistance Goals: 5-10 (1995), 10-15 (1996)

Affordable Housing Density Bonus: The Fontana Municipal Development Code is being modified by ordinance to grant a 25% density bonus for the provision of affordable dwelling units in accordance with State law, Government Code Section 65915. Fontana will limit density bonuses to lower income or senior housing units as follows:

a) 20% of the units for lower-income households; or

b) 10% of the units for very low-income households; or

c) 50% of the units for senior citizens.

Developer offers to provide lower income or senior housing will be reviewed by the Planning Commission and City Council for conformance with State Law and if complying, be granted density bonuses.

A developer who provides additional amenities, acceptable to the City Planning Commission and City Council may be granted an additional density bonus. The City will publish the new ordinance and will make the offer available to developers at the initiation of specific plan processing. The information will also be available at the time of tract map submittal.

Responsible Agency: City Council/Planning Department.

Funding Source: If necessary, see Developer Financial Assistance.

Time Frame: Ongoing

Assistance Goal: 25 affordable units annually

Maintenance Programs

Section 8 Existing Housing Assistance/Voucher Program: These federally-funded programs provide rental assistance to low income families. Tenants locate housing in the private market for which landlords are willing to enter into a Section 8 certificate or Housing Voucher contract. HUD has indicated that as Section 8 certificates begin to expire, they will be replaced on a one-for-one basis with housing vouchers. The City of Fontana has received 143 new assistance vouchers or certificates since 1990 for a current total of 481, improving the rental assistance voucher and certificate assistance, from 338 assisted families in 1990. While it is impossible to estimate how many additional vouchers, if any, the City will receive in the future, based on the substantial growth occurring in the City along with the significant unmet need for rental assistance, it will be assumed that the City will receive an annual allotment of 35 to 40 additional housing vouchers or certificates.

Responsible Agency: County Housing Authority

Funding Source: County Housing Authority

Time Frame: Ongoing

Assistance Goal: 35-40 additional units/year

Substandard Structure Demolition Program: The housing condition inventory revealed that 5% of the City's housing stock was in need of major structural repair. Focussing on properties which present a significant safety risk or which are economically unviable for rehabilitation, The City has demolished over 60 vacant and unsightly properties in the first two years of the program and continues this effort. Relocation assistance is available where residents are threatened with displacement. However, to date all structures have been vacant.

Responsible Agency: Community Development Department/ Building & Safety

Funding Source: $150,000 CDBG Funds per year.

Time Frame: Ongoing

Assistance Goal: 30 houses per year

Code Enforcement: The City has adopted a more proactive code enforcement program to ensure City codes regarding building safety and property maintenance are obeyed in conjunction with the Great Neighborhoods Program. Two of the City's three Code Enforcement officials are assigned to focus areas where Great Neighborhoods Programs are offered, and where property owners do not cooperate. Properties which need improvement, representing neighborhood blight, are identified and subjected to code enforcement processing. CDBG areas are similarly addressed in this effort because of the nature of those neighborhoods. To date, several hundred property owners have been notified of the need to improve their properties, with more intense attention focused on the most unsightly properties. This program's staff works closely with the Substandard Structures Program Staff and offers City housing program assistance as well.

Responsible Agency: Community Development Department

Funding Source: $350,000, CDBG Funds, Redevelopment set-aside

Time Frame: Ongoing

Assistance Goals: 300-500 per year

Services to Groups with Special Needs

Elderly

Mobilehome Park Assistance Program: This program provides financial and technical assistance to mobile home park residents who wish to purchase their mobilehome parks and convert the parks to resident ownership. Loans would be made to low-income mobilehome park residents or to organizations formed by residents to own and/or operate their mobilehome parks, thereby allowing residents to control their housing costs. Through 1994, mobilehome park residents have not shown an interest in buying their park, but the program will continue to be offered in the event that interest is generated.

Responsible Agency: City, with technical assistance from County Housing Authority.

Funding Source: CDBG, redevelopment set-aside, or other City funds.

Time Frame: Through June 30, 1996

Assistance Goals: Undetermined

Senior Citizen Shared Housing Referral Service: The State HCD offers funding to localities which provide information and referral service to help seniors find others with whom to share existing housing. The City is considering availment of this service through the County Housing Authority or a local non-profit housing group.

Responsible Agency: Community Development Department

Funding Source: State HCD

Time Frame: One Year

TABLE H-9
HOUSING PROGRAMS AND ESTIMATED FUNDING

	ANNUAL ASSISTANCE GOALS (UNITS)	ESTIMATED FUNDING (DOLLARS) PER YEAR	ESTIMATED FUNDING (DOLLARS) 1995-2004
REHABILITATION			
Focus Neighborhood	800-1,000	1.3M*	5.8M
Multi-Family Acquisition	12-15	0.5M	5.2M
County Public Housing	3-5	50,000	0.5M
Senior Repairs	600-800	50,000	0.5M
Transitional Housing	10/3 yrs	(see Developer Fin. Assist.)	(see Developer Fin. Assist.)
TOTAL REHAB	1 ,500-2,000	1.9M	12.0M
NEW HOUSING			
New Devel., RDA Land	5-10	0.4M	1.6M
New Devel., Vacant Land	2-5	0.2M	2.1M
Devel. Fin. Assistance**	15-20	1.1M	8.6M
First Time Homebuyers	10	0.7M	1.4
Density Bonus	UNDET.	-	-
TOTAL NEW	30-50	2.4M	13.7M
MAINTENANCE			
Section 8	UNDET.	-	-
Substandard Structures	30	150,000*	1.5M
Code Enforcement	300-500	350,000*	3.5M
TOTAL MAINTENANCE	300-500	0.5M	5.0M
SERVICES			
Mobile Home Parks	UNDET.	-	-
Fair Housing/Discrim.	150-200	26,000*	260,000
Child Care Assist.	UNDET.	-	-
Senior Shared Housing	UNDET.	-	(1996-7)
Discrim. Ordinance	UNDET.	-	(1996-7)
TOTAL SERVICES	200-250 (est.)	26,000	260,000

*Includes CDBG Funds **Program Starts in 1997

5.5 Effectiveness of Housing Element

5.5.1 Effectiveness of Housing Element

The City of Fontana grew by 1,400 dwelling units from 1980 to 1990, providing a variety of housing which accommodates very low, low, moderate, and higher income citizens. (Sec. 5.5 added on 5/16/95: Res. No. 95-24)

The Fontana General Plan will continue this policy through eight residential land use designations which have been included in 14 proposed and active specific plans. Those specific plans would create 6,300 single family homes and 1,367 apartments, condominiums, and townhouses.

Conservation of existing affordable housing has been accomplished through three programs: the State of California Housing Rehabilitation Program, State of California Rental Rehabilitation Program, and the Fontana Great Neighborhoods Program, which have contributed to the annual preservation of over 250 homes occupied by very low to moderate income citizens. A fourth program, the Fontana Old-timers Senior Home Repairs Program, provides emergency repairs to 600 - 800 dwelling units inhabited by elderly and disabled residents.

Every year, over 50 referrals are made to tenants and income property owners in need of conflict resolution or discrimination counseling, and 35-40 new, additional rental subsidy certificates and vouchers have been issued to Fontana low income families each year since 1992.

Two new residential land use categories were added in 1993 and acreage breakdown for residential designations were revised to reflect General Plan Amendments approved by the City in 1990, 1991 & 1992. These changes were responding to revised growth assumptions and an effort to provide additional opportunity for affordable housing in Fontana. Additionally, the estimate of 8,422 units of higher density housing which can be constructed on undeveloped land has been upgraded to 10,307 units of affordable housing. This housing can be priced to meet the needs of lower income households.

The Housing Element permits an evolution of program strategies which meet the City's housing program objectives. For instance, Community Development Block Grant funds which have been used for capital projects are being increasingly used for delivery of services such as police, substandard structure demolition and code enforcement to clean up lower-income neighborhoods. The sporadic approach to home rehabilitation has evolved to become a concentrated and focused neighborhood revitalization approach, a primary impetus of housing staff through the Great Neighborhoods Program.

A new City housing impetus is underway; creation of a Housing Authority service as a tool to meet State requirements for preserving existing low and moderate income housing and creating new affordable housing for Fontana residents. Neighborhoods predominated by crime activities and extremely-deteriorated multifamily units are being improved through concentrated police, code enforcement, housing program assistance and direct City property purchases where necessary. By 1994, the City had already purchased two properties outright, or as joint ventures with non-profit agencies for the purpose of cleaning out gang and criminal activity and restoring safe, habitable conditions. The effort will also improve Fontana's image as a community which can attract new business.

Community Design Element

6.0 COMMUNITY DESIGN ELEMENT

6.1 Introduction

Community Design can be regarded as the physical form of the built and natural environment of a city. The components of that physical form include a city's structures, circulation corridors, landmarks, neighborhoods, public places, landforms, vegetation and open space. All these elements help to define the perceptual and functional environment and the quality of experience associated with urban living.

The visual, spatial and physical character of Fontana has been cited as a significant issue by the City's residents, businesses, and civic leaders. The City's image of a "blue-collar steel town" does not reflect current urban development trends occurring in Fontana. The Community Design Element contains goals, policies and guidelines which are intended to improve Fontana's image, appearance and function.

6.2 Focus of Community Design

The intent of community design is to define the manner by which individual development projects can fit together in a unified whole. At the citywide scale, the role of design is to create a framework that make residential neighborhoods and areas of commerce and industry identifiable, functional, liveable and unique. At the site scale, design focuses on liveability, human scale and adaptability to change.

The Community Design Element is divided into a number of focus areas. These focus areas address issues involving design that are discussed within various elements of the General Plan. For example, of concern in other elements are issues relating to historic preservation, image of the city, the interface of differing land uses, and the human environment. These and other concerns, while identified as separate issues in other elements, all impact the image and physical character of a city. These community design issues are addressed by this element within the following general categories:

- Land Use Interface
- Architectural/Building Design/Scale/Form
- Site Planning/Design
  - residential uses
  - commercial and industrial uses
  - mixed use
- Cultural/Historic Preservation
- Circulation/View
- Corridors/Focal Points
- Signage
- Landscape Architecture/Environmental Design

The standards and guidelines within these general categories are intended to implement the following goals and policies.

6.3 Community Design Goals and Policies

GOAL 6.1 - Reduce/prevent conflicts between land uses in existing and future developments.

Policy 6.1.1: Establish development standards and provide for a hierarchy of compatible land uses which are designed to reduce and/or prevent potential land use conflicts.

Policy 6.1.2: Design of future development shall consider the constraints and opportunities that are provided by adjacent existing development.

GOAL 6.2 - Improve the image and appearance, and promote the functional efficiency of the City.

Policy 6.2.1: Although common themes for neighborhoods are to be encouraged, incentives for residential, commercial, and industrial developers to vary design, setbacks, driveways, rooflines, materials, colors, landscaping, etc., should be developed to ensure variation of individual units in large development projects.

Policy 6.2.2: Establish landscape requirements for residential, commercial and industrial development that enhances the image of the project and provides environmental controls such as moderation of heat islands, wind and solar control, etc.

Policy 6.2.3: Continue to support an active code enforcement program.

Policy 6.2.4: Initiate a program to provide landscaping, where feasible, to existing paved street medians.

GOAL 6.3 - Provide for the preservation and rehabilitation of Fontana's cultural and historic character.

Policy 6.3.1: Encourage the preservation of structures and other elements of the City which provide a sense of Fontana's origins and history.

Policy 6.3.2: Establish an incentive program for the preservation and restoration of unique cultural and historic elements within the City.

Policy 6.3.3: Ensure that the general plan, zoning and municipal ordinances do not conflict with preservation goals.

Policy 6.3.4: Establish an historic district (or overlay zone, or specific plan area) for the downtown area which will act to protect and rehabilitate historic buildings and provide for the control and design of areas adjacent to historic structures.

GOAL 6.4 - The natural and man-made environment of Fontana shall be designed and coordinated to unify the City while also preserving the unique character of neighborhoods throughout the City.

Policy 6.4.1: Protect the natural character of the San Gabriel Mountains and the Jurupa Hills and protect views to these features to enhance their role as a reference point and visual open space.

Policy 6.4.2: Establish an open space network between the built and the natural environment that relates to and integrates both environments.

Policy 6.4.3: Promote the establishment of a design theme for the commercial core area of old Fontana and promote its revitalization.

Policy 6.4.4: Establish a common design theme throughout the major arterial corridors to act as a unifying element but allow for individual design themes in Fontana's various neighborhoods.

Policy 6.4.5: Establish a design theme for the City Hall/Civic Center complex and reflect that theme in public and quasi-public facilities throughout the City.

6.4 Community Design Guidelines and Standards

The following guidelines and standards reflect general concepts intended to guide the formulation of Fontana's Development Code. These concepts address a variety of environmental and design issues. They are not intended as a listing of mandatory requirements. The City will review projects for substantial compliance when reviewing development proposals.

Land Use Interface

The concepts addressed in this section focus on mitigating potential conflicts between adjacent, incompatible land uses and/or activities. For example, appropriate site planning and mitigation measures can eliminate or reduce potential conflicts between adjacent residential and industrial land uses or between residential areas and nuisance generators such as freeways. New development projects should comply with the following guidelines, where appropriate.

- where feasible, separate conflicting land uses with traffic corridors.
- provide landscape buffers, walls, additional setbacks and use parking lots as buffers between industrial and residential land uses.
- screen loading areas from street frontages and residential views.
- incorporate visual, noise and landscape buffers between commercial and residential uses.
- buffer commercial,industrial and other large parking areas from traffic corridors with berms, low shrub screens and trees.

- provide fire management buffer at the urban/natural area interface.

- condition projects to direct heavy truck traffic away from residential streets.

- buffer freeways and other noise dust and pollution generators by using sound walls to control noise, and landscaping and tree bosques to filter dust and pollution.

Architectural/Building Design/Scale/Form

This section addresses community design issues involving development of the built environment. These guidelines are intended to create an environmental setting which provides comfort, security, and appropriate scale and form.

- discourage the design of boxy structures and encourage variation in wall and roof lines.

- emphasize the horizontal plane with multi-story structures.

- vary building and parking setbacks along the streetscape to create visual interest.

- discourage scale extremes on adjacent structures (e.g., 3-story apartments or multi-story office buildings adjacent to single-family residences).

- on multistory structures, increase setback distance in relation to building height.

- match landscape design to scale of structure and type of land use.

- match architectural scale to that of proposed structure use.

- match architectural scale to that of proposed structure use.
- encourage a variety of architectural features along commercial corridors to create visual interest and pedestrian scale.
- discourage architectural monotony.

Site Planning and Design

Residential Uses

- encourage the mixing of residential types within Planned Community developments while maintaining compatibility through design.
- within multi-family developments, encourage the clustering of residential units which provides semi-private common areas, maximizes views, and provides passive open space and recreation uses.
- establish a hierarchy of private living space, private outdoor space and common open space
- establish pedestrian linkages throughout common open space areas.
- stagger the layout of units to maximize visual interest and individual identity.

Commercial and Industrial Uses

- within industrial and commercial developments, discourage rectangular building footprints along street frontages.

- Provide for an arrangement of structures within commercial developments which allows for adequate visibility onto site.
- Provide for adequate buffering of industrial activity.
- encourage a variety of business establishments within commercial areas.
- encourage and provide for adequate pedestrian linkages in commercial developments.
- establish a hierarchy of land use intensity along major traffic corridors.

Cultural/Social Development and Historic Preservation

- provide for strong community linkages and sense of place by establishing a network of community parks and centers.

Circulation/View Corridors/Focal Points

Establish landscape treatment plans and programs along major traffic corridors. Landscape elements along major corridors should include:

- berming, pedestrian and vehicular lighting, meandering walks, mass transit facilities, landscaped medians, special pedestrian paving, etc.
- establish bicycle pathways along parkways within planned communities.

Signage

- provide for uniform and pedestrian scale signage.

Landscape Architecture/Environmental Design

- encourage landscape design which improves the quality of the environment while conserving resources.

Water Use

- Encourage a hierarchy of water use within residential, commercial and industrial developments which conserves yet maxmizes water used, e.g.:
  - high water consumption at entries and play areas.
  - low water consumption at low, or no use, areas.

Economic Development Element

7.0 ECONOMIC DEVELOPMENT ELEMENT

7.1 INTRODUCTION

Cost/Revenue

The ability to provide an attractive and safe environment in which to live and work depends in large part on a city's fiscal well-being. A city further benefits from a fiscally sound foundation by being able to compete successfully with surrounding communities in attracting revenue-generating industries, services, and retail outlets.

In order to delineate the difference between land developed for industry, commercial, single-family, and multi-family uses, a cost/revenue fiscal impact model was prepared for Fontana. The fiscal analysis, fully set forth in the Technical Report for this Element, is based upon recent costs and revenues to the City determined by a review of budget documents and discussions with members of various City departments. Both costs and revenues have been allocated by industrial, commercial, and residential land uses, by acre.

The cost/revenue fiscal analysis model is general in scope. It can be applied by City staff as a guide to evaluate, in relative terms, alternative mixes of new land development. In 1988, residential development was generating a net loss: $609 per acre of single-family development and $1,697 per acre of multi-family. Commercial development was providing the

City with a net fiscal gain of $3,509 per acre, while industrial development averaged a net fiscal gain of $777 per acre.

7.2 ISSUES IDENTIFICATION

Sales tax is the number one revenue source for Fontana. Consequently, it is in the City's best interest to promote commercial and retail business that can prosper in the community. The City's continual attention to commercial opportunities, including within redevelopment project areas, will help ensure that plans become realities.

The City has a policy of actively encouraging light industrial development and commercial development in order to increase local employment opportunities for its residents. In order to attract new operations - retail, office, and light industrial - it is essential that the City of Fontana and the Chamber of Commerce advertise the city in trade publications, hold business seminars, and contact individual clients and firms. This active process will inform the "Inland Empire" region of the advantages and opportunities of locating in Fontana.

The overwhelming opinion of residents in the community is that Fontana should retain its single-family residential character while encouraging commercial retail services and establishments. The fiscal analysis of the City supports this conclusion.

7.3 GOALS AND POLICIES

GOAL 7.1 - Strengthen the fiscal health of the city through the diversification of its economic base from a primarily residential emphasis to one more evenly balanced with commercial and industrial components.

GOAL 7.2 Encourage development that will provide a wide and balanced range of goods and services while creating employment for the resident labor force.

Policy 7.2.1: Encourage a full range of commercial establishments and facilities to serve the residents of the community, to provide local employment opportunities, and to improve the community's tax base.

Policy 7.2.2: Support and encourage commercial uses that do not create adverse impacts on other nearby uses, including the continued rejuvenation of the Central Business District for the local and specialty shopper.

Policy 7.2.3: Provide for shopping and service needs of residents, conveniently and pleasantly, by clustering commercial establishments to enable one-stop shopping wherever possible.

Policy 7.2.4: Retain existing viable industries, attract new industries, and promote commercial office uses which provide employment for the resident labor force.

Policy 7.2.5: Support plans and programs to arrest blight and deterioration in commercial retail areas.

Policy 7.2.6: Monitor the net fiscal impact of all development over time to determine the need, if any, to encourage or delay certain types of activity.

Policy 7.2.7: Encourage single-family, or single-family planned development, over multi-family development.

Policy 7.2.8: Develop a fee structure to insure that one-time public improvement costs, including all requisite off-site improvements, are fully covered by the developer.

Policy 7.2.9: Require a fiscal impact analysis for all development projects for which environmental impact reports (EIRs) are prepared.

Policy 7.2.10: Establish and maintain a list of targeted industries (high growth/labor intensive) to attract to Fontana.

Policy 7.2.11: Maintain a working relationship with the Chamber of Commerce to undertake a coordinated promotional effort to attract targeted industries.

Policy 7.2.12: Develop a fiscal cost/benefit analysis model for the evaluation of new development proposals.

Policy 7.2.13: Promote the development of a California State University Campus in Fontana.

SECTION B - UTILITIES AND SERVICES

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The Utilities and Services Section of the General Plan is concerned with those features of Fontana which provide basic necessities for daily life, commerce, and industry to continue. These features include facilities such as water, sewer and waste control systems, communication and power grids, transport systems, and services such as fire and police protection, schools and other social services.

The Utilities and Services Section is divided into two elements 1) Infrastructure; and 2) Public Services/Facilities. The Infrastructure Element addresses physical systems such as water, sewer, gas, and electric transmission lines, communications systems such as telephone and television, flood control facilities and solid waste systems. The transportation normally considered a part of a city's infrastructure has been discussed within the Community Development Section because of its intimate linkage to land use. Public Services/Facilities Element addresses the service oriented responsibilities of local government such as police and fire protection services, schools and libraries, and health and social welfare services. Parks and recreation, a service provided by the City to its citizens, is addressed within the Open Space/Recreation Element of this General Plan.

Amendments to the 1990 Infrastructure Element:

Resolution No. 90-281	Page 14:	Revision to Policy 8.1.4
Resolution No. 94-95	Page 15:	Revision to Policy 8.7.3
Resolution No. 94-125	Page 11:	Addition of a paragraph to Section 8.2.7 concerning recharge basins in North Fontana
	Page 15:	Revision to Policy 8.7.3
Resolution No. 97-71	Page 11:	Revision to Section 8.2.7 concerning the use of detention/retention/recharge basins
	Page 15:	Revision to Policy 8.7.3 and addition of Policy 8.7.4

8.0 INFRASTRUCTURE ELEMENT

8.1 Introduction

Infrastructure in the planning area is provided by a number of quasi-public and private utility companies as well as the City of Fontana. A description of the extent and capacity of existing infrastructure in the city has been provided in the Infrastructure Technical Report found in the MEA. The following analysis provides a summary of major utilities and important issues and concerns regarding those utilities. Goals, policies, and implementation measures addressing infrastructure needs follow.

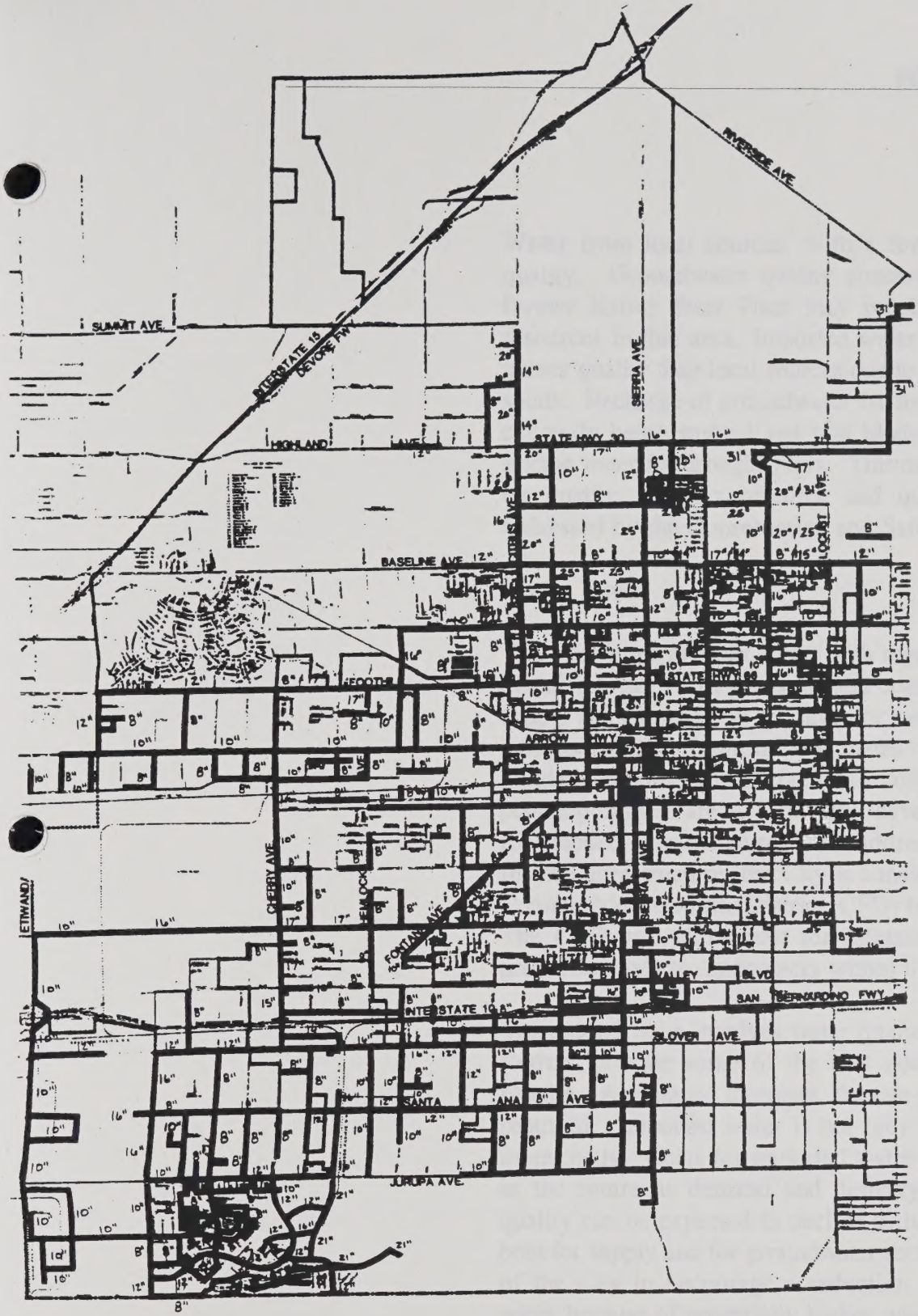
8.2 Infrastructure Overview and Issues

8.2.1 Water Sources, Supply and Quality

Sources of water for the planning area range from local to statewide sources. Until recently Fontana has relied solely on local sources of water. These local sources include extraction from groundwater basins, diversion of surface water flows, and an infiltration tunnel. These sources of supply have been adequate to meet local needs until the recent building boom. Declining groundwater resources and burgeoning demand for additional water supplies to the planning area have required local water purveyors to enter into negotiations for imported water. Rapid, regional growth has created the development of supply systems to the Inland Empire which tap into State Water Project (SWP) water from northern California and Colorado River water sources. Safe yield from local water sources for Fontana is expected to be reached in the mid 1990's. Therefore, meeting future water requirements will depend on use of imported water.

The supply of water to customers in the planning area is provided by four water companies. The bulk of the planning area is serviced by the Fontana Water Company. Other water purveyors include: (1) Marygold Mutual Water Company - supplies a small area east of Kaiser Hospital; (2) West San Bernardino County Water District - supplies water to portions in the northeast and southeast part of the planning area; and (3) Crawford Mutual Water Company - services a small area of north Fontana.

The Fontana Water Company (FWC), which currently services the majority of the planning area, has an adequate supply system for developed areas within the city. Outlying, undeveloped portions of the planning area, particularly north Fontana, are without adequate supply systems for projected future growth. These undeveloped areas will require a water supply system as well as other infrastructure before development can continue. Exhibit IN-1 indicates present major water transmission mains.



Infrastructure Element 3

FONTANA
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Exhibit IN-1
Water System

Water from local sources, with a few exceptions, is of good quality. Groundwater quality concerns in the vicinity of the former Kaiser Steel Plant may preclude use of groundwater resources in that area. Imported water sources are generally of poorer quality than local sources due to the presence of dissolved solids. Recharge of groundwater basins using imported water is currently being studied and will likely be used as a method of storing water for drought years. This may affect local groundwater quality. Water resource and quality issues are further addressed by the Conservation and Safety elements.

Water Issues

There are three primary issues with regard to water supply in the planning area. First, financing and construction of needed water supply infrastructure is required for outlying, developing areas. Adequate sizing of transmission mains to accommodate expected buildout conditions will facilitate cost effective infrastructure planning in these areas. Typically, developers provide financing for needed infrastructure. To address the need to properly finance infrastructure, the City is considering the formation of a Communities Facilities District (CFD) for the north Fontana area. The CFD will allow cost for infrastructure to be distributed proportionately to landowners within the proposed district.

The second issue involves water quality and cost. Local water sources provide some of the best quality water in the Inland Empire. As demand increases, the use of imported water will be required. Imported water is not only lower quality but is also more costly. Costs for imported water are projected to increase in the future as demand and delivery costs increase. Water quality can be expected to decline as imported sources are used both for supply and for groundwater recharge. It is in the interest of the City to encourage a reduction in demand for imported water because of potentially higher water costs.

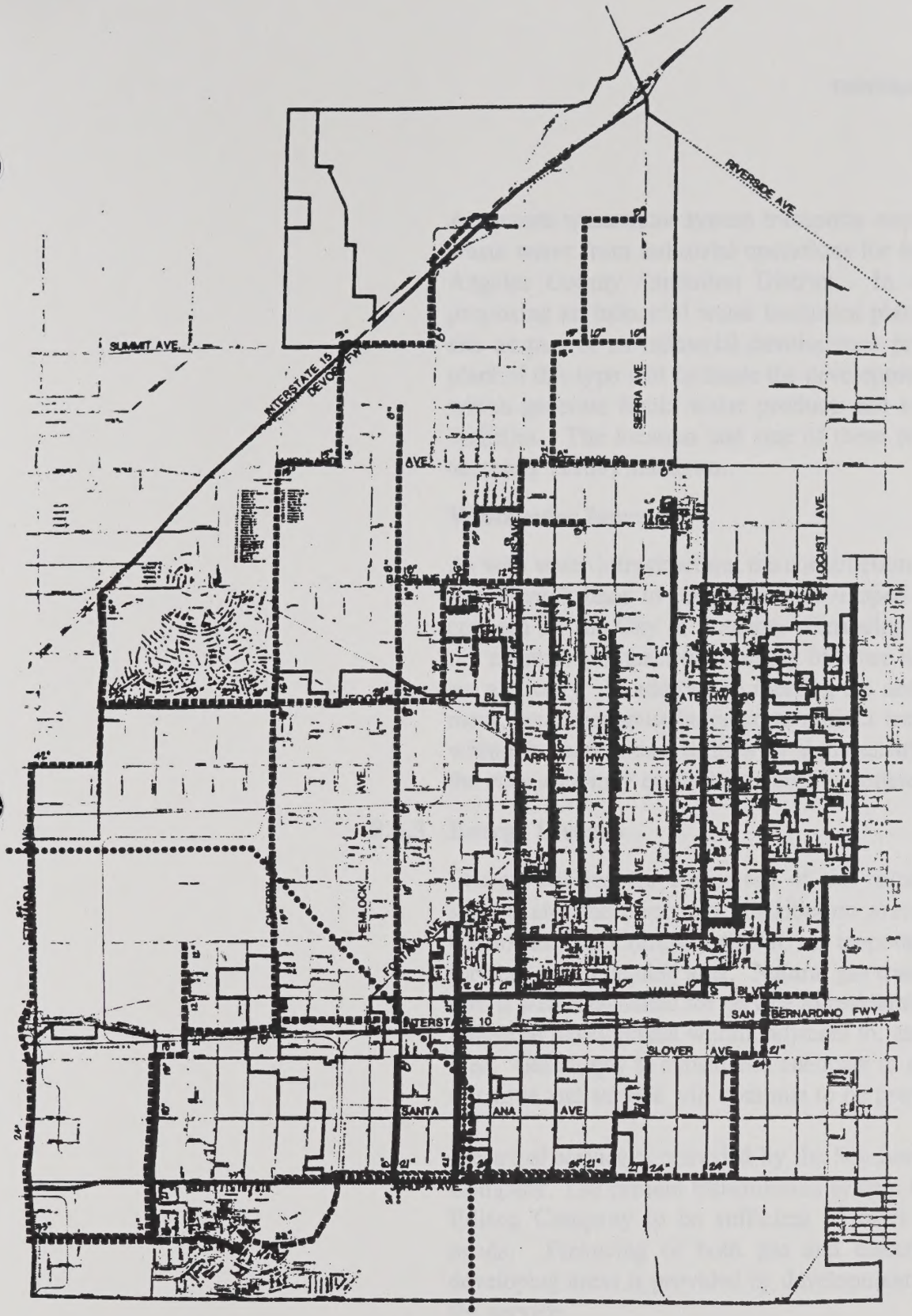
The third issue concerns the use of "gray water" for non-potable needs. If the City of Fontana and other agencies can build a treatment facility which would provide tertiary treated effluent, demand for "new water" might be significantly reduced.

8.2.2 Wastewater System and Treatment

Wastewater services in the planning area are provided by two agencies. It is the responsibility of the City of Fontana to provide a collection system for all wastewater generated within the city limits. This wastewater is then diverted to Chino Basin Municipal Water District (CBMWD) facilities whose responsibility is to transport, treat, reclaim and dispose it. The City of Fontana contracts with the CBMWD, along with other cities, for treatment of its wastewater.

At one time, the CBMWD Regional Plant No. 3 located in the Southridge Specific Plan area treated all of Fontana's wastewater. The plant reached full treatment capacity in 1981 and has since been relegated to primary treatment of wastewater only. Effluent from this plant is then transported to the CBMWD Regional Plant No. 1 in Ontario for further treatment. Growth estimates for the planning area have nearly doubled wastewater flow projections for the CBMWD 10-year Capital Improvement Program. Wastewater flows from the City of Fontana are expected to increase from 1987 levels of 5.13 million gallons per day to 13 million gallons per day in 1998. In response to these projected treatment demands, the CBMWD has proposed, among other facilities, the expansion and reopening of RP-3 for treatment of wastewater flows of 17 million gallons per day. Development of the facilities in the CBMWD Capital Improvement Program is expected to provide adequate wastewater treatment for the Fontana area.

Wastewater collection facilities provided by the City must also be expanded to meet proposed development within the planning area. As with other infrastructure, the sewer system is limited to the older, core area of Fontana. In addition, some of the existing sewer lines within the core area are considered deficient for collection of wastewater flows. The layout of existing sewer trunk lines, proposed lines, and lines with deficiencies are shown on Exhibit IN-2. The exhibit shows that large portions of the planning area, particularly in the northern and western areas, require the development of new sewer infrastructure. Lines with deficiencies are scheduled for replacement as part of the City's ongoing capital improvement programming and funding.



Infrastru cmcnt 6

FONTANA
General Plan

Exhibit IN-2
Sewers

A separate wastewater system transports nonreclaimable (saline) waste water from industrial operations for treatment by the Los Angeles County Sanitation District. In addition, Kaiser is proposing an industrial waste treatment plant at the former mill site as part of an industrial development project. A treatment plant of this type will facilitate the development of industrial uses which generate liquid waste products not treated by CBMWD facilities. The location and size of these proposed facilities is currently (1989) unknown.

Wastewater Issues

As with water infrastructure, the construction financing of needed sewer trunk lines to presently undeveloped areas is an area of concern for the City of Fontana. Financing programs which do not negatively impact the funding of other needed City services are a priority. In addition to meeting the needs of new development, measures must be taken to correct trunk line deficiencies within the core area. Infill with high-density residential uses in the core area may exacerbate existing deficiencies.

8.2.3 Energy Systems

Energy utilities are comprised of the natural gas distribution system and the electricity distribution system. The Southern California Gas Company (SCGC) is responsible for natural gas service to the planning area. Natural gas transmission infrastructure is well established for service to residential, commercial, and industrial development within, adjacent to, and north of the study area. Gas supply is considered adequate to meet future needs at this time and service will continue to be provided by SCGC.

Electrical service is provided by the Southern California Edison Company. The present transmission system is considered by the Edison Company to be sufficient to meet present and future needs. Financing of both gas and electric infrastructure to developing areas is provided by development interests requesting the service.

As a result of Edison Company comments, no issues or concerns regarding the distribution of electrical energy are anticipated. However, goals and policies within the Conservation Element address energy usage.

8.2.4 Communication Systems

Communication systems are comprised of telephone and cable television utilities. Fontana's cable TV system is provided entirely by the Comcast company. Group W has indicated that it foresees no constraints to continued provision of cable TV service to Fontana residents.

8.2.5 Solid Waste Disposal

Solid waste disposal is provided by the City of Fontana through a contract with a private waste collection service. Fontana Rubbish Collectors, Inc. services approximately 13,000 residential accounts and 2,000 commercial and industrial accounts as well as all public agencies in the planning area.

Currently, two disposal sites receive or disposal of solid wastes collected within the City. These are the Milliken Landfill located in Ontario and the Fontana Landfill located adjacent to city boundaries in the City of Rialto. As with many cities in the Los Angeles basin, Fontana faces a growing concern over where it will dispose of its solid waste as current landfill sites become full and close. The Milliken Landfill is slated to close in 1995. At current disposal rates, the Fontana Landfill will reach capacity by 1990. Closure of these sites will require the hauling of local wastes to the San Timoteo Landfill located south of Redlands.

In response to growing concern over loss of landfill space, the San Bernardino County Solid Waste Management Department, which manages the Fontana Landfill, has asked for an expansion of the capacity of this landfill. Approval of a 160-acre increase in capacity of Fontana Landfill will increase its life expectancy by 18 years. Closure of the Fontana Landfill will decrease the life expectancy of remaining landfill sites in the Inland Empire. As growth continues in the region, new sites for landfills diminish because of the unpopular nature of this type of land use.

Alternative methods for controlling the waste stream have been proposed. The 1986 Waste Management Master Plan, as adopted by the San Bernardino Waste Advisory Council, includes provisions which rely heavily on resource energy recovery and

conservation, education and information programs, and litter control as alternatives to landfilling. Recycling of materials is emphasized as one method of reducing the waste stream and conserving resources.

In addition to the County's Solid Waste Management Master Plan policies, waste stream reduction will be facilitated by the Beverage Container Recycling Act of 1987. The so-called "Bottle Bill" requires the establishment of recycling centers at specified locations. These centers will redeem certain beverage containers and other waste materials such as newsprint. The bill also gives local governments an incentive to begin curbside recycling programs. A curbside program in conjunction with buyback and drop-off centers has proven to be the most effective means of removing materials from the waste stream.

Opportunities for reducing the waste stream and recovering resources are being facilitated by statewide legislation and the development of new programs and policies to deal with solid waste issues. It is in the interest of the City to develop policies that deal with these issues in an economically and environmentally sound manner. The goals and policies contained in the Conservation element and this element address waste stream issues.

8.2.6 Transportation Infrastructure

As mentioned at the beginning of the Infrastructure Element, transportation infrastructure and services are discussed within the Circulation Element of the Community Development Section of the General Plan. Goals and policies dealing with a range of transportation issues from bikeways to public transit are contained therein.

8.2.7 Flood Control Infrastructure

Two separate public agencies are responsible for flood control within the planning area. The San Bernardino County Flood Control District (SBCFCD) provides flood control protection on an areawide basis. The SBCFCD is responsible for implementing the District's Comprehensive Storm Drain Plan which outlines major flood control infrastructure in the environs of Fontana.

The other public agency responsible for flood control is the City of Fontana. The City implements the construction and maintenance of local storm drain systems which feed into the County's areawide system.

The SBCFCD Comprehensive Storm Drain Plan for Fontana and adjacent areas is shown on Exhibit IN-3. This plan will provide flood protection in those areas subject to major flooding as indicated by Exhibit S-1 of the Safety Element. The plan proposes a number of flood control facilities located strategically at drainage collection points on the convex alluvial fan which Fontana straddles. The San Sevaine Creek Project traverses the western edge of the planning area and drains all land west of Sierra Avenue. Only a limited portion of this project has been completed to date. The De Clez Channel will provide flood protection along the base of the Jurupa Hills in the Southridge area. Portions of this channel have been completed. An as yet unnamed and unbuilt channel will drain the southeastern portion of the planning area. Land east of Sierra Avenue drains to the Rialto Channel.

The San Sevaine Creek Project is part of a larger flood control project serving the adjacent communities of Ontario and Rancho Cucamonga. It will serve the dual purpose of providing for groundwater recharge within a system of retention basins. The basic cost estimate for the project is approximately $42 million of which $28 million will be provided by low interest loans from the Bureau of Reclamation and the remainder from local sources. Major construction is scheduled to start in October 1988 although approximately $3 million of construction has already been completed with local funds. The potential for flooding will continue to exist until the flood control infrastructure outlined within the County's plan is constructed.

New development projects within the planning area will exacerbate potential flooding unless adequate infrastructure is provided. Storm runoff increases with new developments because of diminished ability of the land to retain and percolate floodwaters. The city's requirements for storm drain facilities within new developments, coupled with the SBCFCD Comprehensive Storm Drain Plan, are designed to provide adequate control in flood prone areas.

The north Fontana area is presently devoid of flood control infrastructure other than structures for directing sheet flows. Permanent drainage facilities for conveyance of runoff to the San Sevaine Creek Project will be needed prior to or concurrent with the first increment of development in north Fontana. The city is presently considering the establishment of a Communities Facilities District (CFD) to finance the planning, construction, operation and maintenance of major flood control infrastructure and other capital facilities which will serve the entire North Fontana Redevelopment Project area. The CFD is intended to relieve fiscal pressure on the ability of the city's General Fund to finance needed services to the balance of the community.

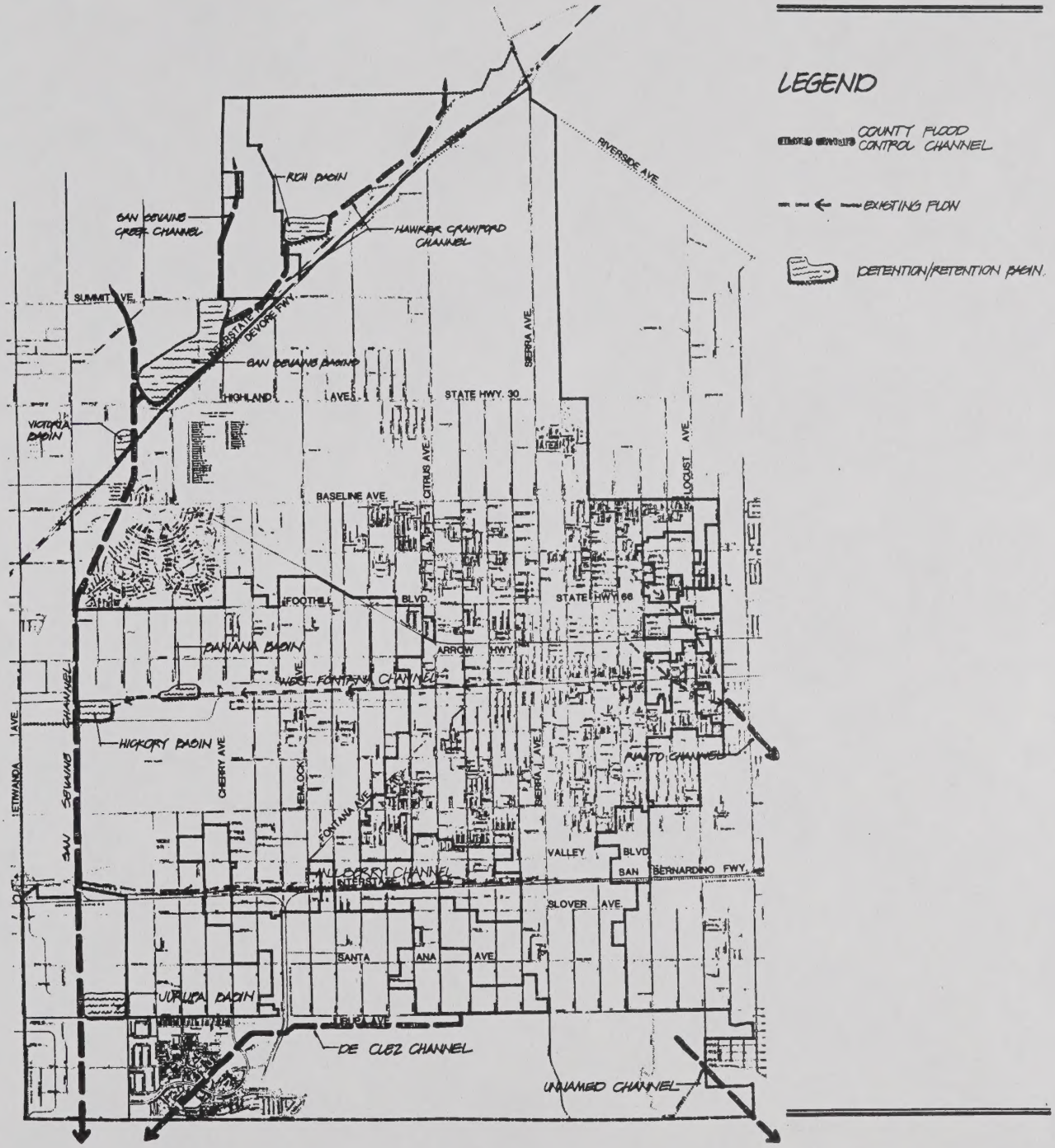
Flood Control Issues

Issues involving flood control include the appropriate timing of infrastructure development, the financing of facilities and the multi-use potential of flood control facilities. Because certain areas of Fontana have been identified as flood prone, any new development should coincide with construction of adequate stormdrains to protect residents from flood hazards. In addition, financing of infrastructure should be provided by those who will benefit and should not burden other services provided by the city.

As discussed within the Environmental Resources section of this document, flood control structures and recharge areas provide opportunities for alternative uses such as recreational open space and wildlife enhancement. The city has an opportunity to encourage these types of uses in concert with development of the facilities.

The past use of retention/detention facilities, as temporary flood measures, has created unsightly and potentially dangerous open ponds within single-family tracts. While the use of temporary detention ponds is an inadequate substitute to the construction of necessary flood control facilities, there are circumstances where development is unable to resolve flood control problems which far exceed a developer's fair share responsibility (Revised 9/2/97: Res. No. 97-71)

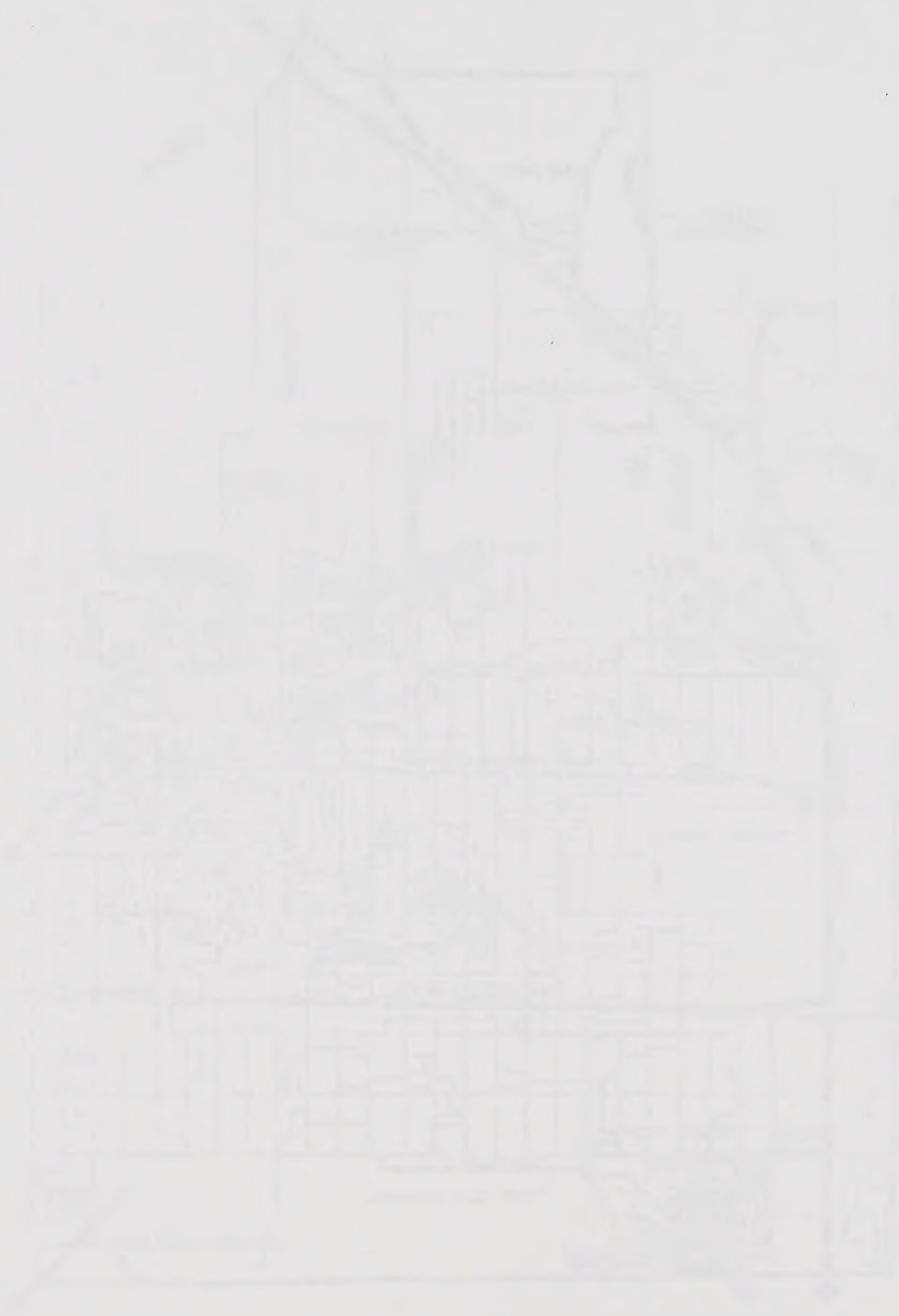
The City may, on a case-by-case basis, consider applications for and approve the construction and use of detention/retention/ recharge basins. (Added 11/1/94: Res. No. 94-125; Revised 9/2/97: Res. No. 97-71)



FONTANA

General Plan

Exhibit IN-3
Flood Control Plan



8.3 Infrastructure Goals and Policies

The following goals and policies have been arranged to respond to the issue areas.

General:

GOAL 8.1 - Ensure the timely, logical and cost-effective development of infrastructure facilities.

Policy 8.1.1: Development shall be phased in accordance with the provision of necessary circulation system improvements, utilities and services.

Policy 8.1.2: "Leapfrog" types of development (i.e., development which is not incremental and contiguous to related uses) shall not be permitted.

Policy 8.1.3: Financing plans for infrastructure capital improvements in large developments shall be required as a condition of approval.

Policy 8.1.4: A Master Capital Facilities/Services Study and Plan for the design, financing and implementation of comprehensive infrastructure and services for North Fontana (i.e., that area north of Baseline Avenue) is required prior to accepting for processing of any new residential subdivision map. Although the infrastructure study will be for the area defined as North Fontana it is expected that the benefit area and the area subject to assessment will be extended beyond the area specifically defined as North Fontana. (Revised: 12/18/94: Res. No. 90-281)

GOAL 8.2 - Provide for urbanization, both through infill and development of vacant areas in a responsible manner which balances growth with adequate infrastructure.

Policy 8.2.1: Create a Communities Facilities District for the development of vacant areas.

Water:

GOAL 8.3 - Reduce dependency on imported water supplies to support future growth.

Policy 8.3.1: Encourage the conservation and development of local water resources.

Policy 8.3.2: Guard against contamination of existing supplies.

Policy 8.3.3: Investigate feasibility of "gray water" usage for park irrigation where possible.

Sewers:

GOAL 8.4 - Reduce wastewater generation.

Policy 8.4.1: Develop standards for minimizing water use

GOAL 8.5 - Develop environmentally sound reuse of treated wastewater.

Policy 8.5.1: Investigate reuse options of RP-3 tertiary wastewater.

Solid Waste:

GOAL 8.6 - Continue to provide for the safe collection of solid waste from Fontana's residents.

Policy 8.6.1: Encourage the reduction of the local waste stream by a recycling program.

Flood Control:

GOAL 8.7 - Provide for the adequate, timely and economically sound development of flood protection facilities for Fontana residents.

Policy 8.7.1: Support and encourage the implementation of the SBCFCD Comprehensive Storm Drain Plan.

Policy 8.7.2: Create community facilities districts which will equitably distribute the financing of flood control infrastructure.

Policy 8.7.3: Retention/detention/recharge ponds or basins may be permitted as either temporary or permanent flood control solutions for development projects in specific plans or community plans in North Fontana when approved by the Planning Commission upon recommendation from the City Engineer. (Revised 8/2/94: Res. No. 94-95; Revised 11/1/94: Res. No. 94-125; Revised 9/2/97: Res. No. 97-71)

Policy 8.7.4: For property outside of specific plans or community plans in North Fontana, retention/detention/ recharge ponds or basins may be used as a permanent or temporary flood control solution for open space/recreational areas in excess of 150 acres or as a temporary flood control solution for development projects which are prohibited from connecting to master flood control facilities due to inadequate capacity or governmental constraints when approved by the Planning Commission upon recommendation from the City Engineer. (Added 9/2/97: Res. No. 97-71)

GOAL 8.8 - Establish alternative uses within major flood control structures.

Policy 8.8.1: Support and encourage multi-use of flood control facilities for open space and recreation uses such as bikeways, wildlife habitat, etc.

Public Services and Facilities Element

9.0 PUBLIC SERVICES AND FACILITIES ELEMENT

9.1 Introduction

It is the concern of local government to provide essential public services to the community. These services have a direct impact on the health, safety and welfare of the local population. For this reason, it is important that adequate standards for services and planning for future service needs be met on a consistent and timely basis.

The Public Services and Facilities Element addresses the ability of public service agencies to provide necessary and adequate services to current and future residents of Fontana. This assessment includes both the level of service provided and the adequacy of facilities and equipment needed to support such services. Service areas discussed are fire and police protection, schools, libraries and health services.

Services and support facilities are provided by the City of Fontana and a variety of other agencies. Planning for provision of services by the city and these agencies can influence the physical and economic development of the planning area. Proper planning of service need will limit potential conflicts between demand for services and availability. The following provides a brief analysis of existing levels of service for individual service areas and a discussion of issues involving planning for future service needs. A comprehensive set of

goals and policies designed to meet future service and service facility requirements is then provided.

The analysis of existing services and service facilities has been summarized from the Public Services/Facilities Technical Report provided under separate cover from this document. Park and recreation facilities and services, a public service of the City of Fontana, is discussed within the Resource Management section of this General Plan.

9.2 Service Area Analysis and Issues

The following is an inventory of the status of individual service areas and germane issues.

9.2.1 Law Enforcement

Law enforcement services for the City of Fontana are provided by the Fontana Police Department (FPD). The Department's jurisdiction lies within the corporate boundaries. Unincorporated areas are served by the San Bernardino County Sheriff's Office (SBCSO). These agencies operate independently within their respective service areas. The FPD operates in cooperation with surrounding law enforcement agencies under the State Mutual Aide Pact.

National and local standards for police protection standards prescribe a ratio of 1.4 sworn police officers per 1,000 residents. This standard is being met in Fontana.

The FPD has developed plans which respond to recent rapid residential growth. The current police facility provides adequate facilities for police protection for a city with a population of 160,000. New contact stations in outlying areas are being planned for construction. These are small local stations designed to serve the needs of local residents in the new specific plan areas. A new sub-station in the vicinity of Sierra Avenue and Santa Ana Avenue is also proposed.

Financing for new facilities, new personnel, and operation and maintenance is perhaps the most important issue regarding police services given current budget constraints. To provide funding for new facilities, fees will be exacted from development interests generating the need for additional police protection. The local police contact stations are being financed by development interests in their respective service areas. A one-time development fee for vacant/undeveloped land in the city will finance the construction of the proposed sub-station at Sierra and Santa Ana Avenues. To fund the operation and maintenance of police services and facilities, the Police Department had recommended establishment of a citywide community facilities district which will assess new developments.

9.2.2 Fire Protection

The City of Fontana is serviced almost exclusively by the Central Valley Fire District (CVFD), which is part of the San Bernardino County Fire Agency. The exception is a small parcel of newly annexed land north of the I-15 freeway which is serviced by the California Division of Forestry.

Besides response to fires, services provided by the Central Valley Fire District include rescue, service, toxic materials emergencies, inspection of structures, and public education/awareness programs. The CVFD operates five stations in the planning area. The current ISO rating for Fontana is Class 4 which falls above the mid-point of the 1-to-10 scale (a rating of one being highest). The CVFD would prefer an ISO rating of Class 3 and has proposed construction of a new station at Sierra Avenue and Slover Avenue. This new facility would result in an overall planning area ratio of a three-man engine company per 18,000 residents. Average response time to any area of the city is 4-5 minutes.

Continued growth will impact fire protection services provided by the CVFD. This will directly affect the City, which pays some of the costs for the CVFD. Linked to the

adequacy of fire protection is the provision of adequate fire flows to new developments. It is necessary that new infrastructure carry a sufficient water supply and flow to developing areas of the City.

9.2.3 Public Schools

Fontana's residents are served by four school districts including: 1) Fontana Unified; 2) Rialto Unified; 3) Colton Joint Unified; and 4) Etiwanda Unified. Of these, only the first two have schools located in the planning area and the Fontana Unified School District services the majority of Fontana's students. Location of existing and proposed schools (as defined by the school districts) within the planning area are provided on Exhibit PS-1.

An analysis of enrollment and capacity figures for FUSD schools indicates that permanent capacity figures for all schools has been exceeded (see Public Services/Facilities Technical Report). Total projected enrollment for the 1988/89 school year is 21,262 students but total permanent capacity can only accommodate 14,025 students. To meet enrollment expectations, a number of schools have turned to Continuous School Programs (CSP) and the use of portable and temporary classrooms.

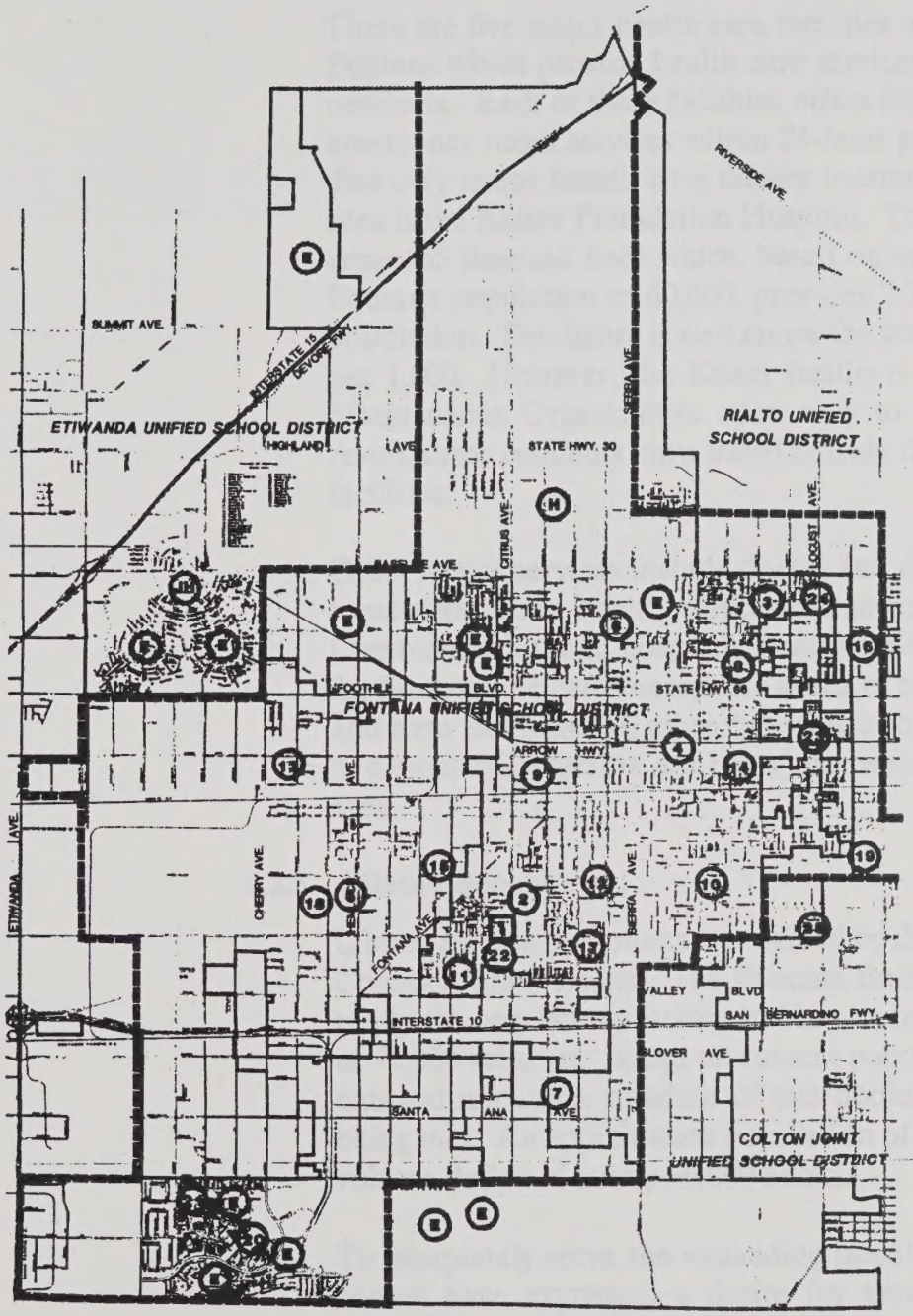
Reasons for the strain on existing school services is the result of a number of factors. First, since 1981, the FUSD has witnessed a 169% increase in enrollments which is tied directly to rapid residential growth. Projections indicate a nearly 250% increase by the year 2005. According to school official, Fontana's rapid urbanization has negatively affected the district's ability to provide adequate student facilities.

Second, the ability of school district's to adequately finance operating expenses and capital improvements was hampered by the passage of Proposition 13 and other measures which restricted the sale of general obligation bonds and revenue bonds. To meet capital improvement needs, school districts

levy fees on new construction within their boundaries. However, until 1987, use of these fees was limited to procurement of temporary classrooms. In 1988, the state legislature passed legislation which establishes methods for calculating and imposing fees on new development and requires school districts to justify those fees. This new legislation should assist districts in their financing plans.

A third reason for the strain on Fontana's schools is the lag time necessary to construct facilities. The rapid influx of new students to the planning area and a lag time of two years between completion of new housing and that of a school has hampered the FUSD's ability to accommodate students. Projections of continuing growth for the planning area will exacerbate this problem.

Discussions of solutions to these problems are ongoing. Expanded use of the Continuous School Program, double sessions, boundary changes, increased building fees, and guarantees of timely school construction by developers of planned communities are only some of the possibilities under discussion. The City of Fontana should maintain contact with the school district to assist in devising strategies which will guarantee adequate school services to Fontana's growing student population.



LEGEND

FONTANA UNIFIED SCHOOL DISTRICT

- [1] ADMINISTRATION BUILDING

HIGH SCHOOLS

- (2) FONTANA HIGH SCHOOL

JUNIOR HIGH SCHOOLS

- (3) ALDER J.H.S.
- (4) FONTANA J.H.S.
- (5) SEQUOIA J.H.S.

ELEMENTARY SCHOOLS

- (6) JUNIPER E.S.
- (7) JURUPA HILLS E.S.
- (8) NORTH TAMARIND E.S.
- (9) OLEANDER E.S.
- (10) PALMETTO E.S.
- (11) POPLAR E.S.
- (12) RANDALL-PEPPER E.S.
- (13) REDWOOD E.S.
- (14) SOUTH TAMARIND E.S.
- (15) WEST RANDALL E.S.
- (16) VIRGINIA PRIMROSE SPECIAL SCHOOL
- (17) CYPRESS E.S.
- (18) LIVE OAK E.S.
- (19) MAPLE E.S.
- (20) SOUTHRIDGE MIDDLE SCHOOL (JR. HIGH & ELEM.)
- (21) CHAPPARRAL E.S.
- (22) ALTERNATIVE EDUCATION
- (23) BIRCH CONTINUATION SCHOOL
- (24) MOUNT E.S.

COLTON UNIFIED SCHOOL DISTRICT

- (25) MARY LEWIS E.S.

PROPOSED SCHOOLS

- (E) ELEMENTARY
- (JH) JUNIOR HIGH
- (H) HIGH

North 0 5000 scale in feet

FONTANA
General Plan

Exhibit PS-1
Location of Schools

9.2.4 Health Services

There are five major health care facilities within 12 miles of Fontana which provide health care services to planning are residents. Each of these facilities offers full health care and emergency room services within 24-hour physical coverage. The only major health cure facility located in the planning area is the Kaiser Foundation Hospital. This hospital maintains 465 licensed beds which, based on an estimated 1988 Fontana population of 60,000, provides 7.75 beds per 1,000 population. This figure is well above the standard of 4.5 beds per 1,000. However, the Kaiser facility is a private Health Maintenance Organizaiton open only to members. As a result, some residents must travel outside the City to County facilities.

Other health services include doctor and dentist offices, optometrists, three health clinics and seven nursing homes. Combined with area hospitals, health services are adequate for Fontana residents except for a lack of mental health care and burn facilities. To meet mental health care needs, a 100 bed psychiatric facility has been approved for the planning area.

9.2.5 Library Service

Library service to Fontana is provided by the San Bernardino County Library system. The Fontana Branch Library is currently the only library facility and has an in-house bookstock of 71,000 volumes. Based on current population figures, the national minimum standard of two books per capita is not being met. An approximate population of 60,000 indicates a volume deficit of nearly 50,000 books.

To adequately serve the expanding population, library personnel have expressed a desire for several extensions of present service capacities. These include an additional branch library for the Southridge Village area, expanded bookmobile facilities throughout Fontana, expansion of the main branch

library, an an increase in library staff. Current budget resources, however, will only allow additional bookmobile stops as a remedy. The city should consider exploring alternative methods of funding these needed library facilities in conjunction with the San Bernardino County Library system.

9.3 Public Service Goals and Policies

The following are goals and policies intended to address public service and public facility needs for citizens of Fontana. Issues related to individual service areas are underscored within the policies.

GOAL 9.1 Community services shall be provided to meet the needs for education, cultural entertainment, protection of public safety and health, and civic pride. .

Policy 9.1.1: Achieve and maintain a ratio of 1.4 sworn police officers per 1,000 residents.

Policy 9.1.2: Provide new contract police stations as planned, and construct a new sub-station in the vicinity of Sierra Avenue and Santa Ana Avenue.

Policy 9.1.3: Achieve and maintain a ISO fire rating of Class 3.

Policy 9.1.4: Construct a new fire station at Sierra Avenue and Slover Avenue.

Policy 9.1.5: Achieve and maintain one 3-man engine company per 18000 residents.

Policy 9.1.6: Achieve and maintain an average fire and police emergency response time of 4-5 minutes for any area in the City.

Policy 9.1.7: The City will actively pursue the attainment of school district, health service, and library standards as described in this Element.

Policy 9.1.8: Investigate the viability of locating a community hospital within the Planning area to serve local residents.

Policy 9.1.9: Explore the feasibility of establishment of a City fire department to include paramedic service.

Policy 9.1.10: Analyze the feasibility of a new library for the Southridge community.

GOAL 9.2 Ensure the timely, logical and cost effective development of public service facilities.

Policy 9.2.1: Development shall be phased in accordance with the provision of necessary public services and facilities.

Policy 9.2.2: Financing plans for capital improvements of public facilities in large developments shall be required as a condition of approval.

SECTION C - ENVIRONMENTAL RESOURCES

SECTION C - ENVIRONMENTAL RESOURCES

C. ENVIRONMENTAL RESOURCES

The Environmental Resources Section of the Fontana General Plan combines two State required elements - the Conservation Element and the Open Space Element. An optional element addressing recreation needs is part of the Open Space Element. Conservation and Open Space/Recreation Elements are combined because of intrinsic characteristics linking the two. For example, percolation basins used for the conservation of water resources may act alternatively as open space and recreation areas for a city. Similarly, aggregate resource areas when expended of their resources can be rehabilitated to serve as recreation areas or wildlife habitats. Both of these situations are representative of opportunities the City of Fontana will likely confront in the future.

The Environmental Resources Section provides for the linkage of the two elements while meeting State general plan requirements. This section has a relation to other elements as well. The most obvious is relationship is to land use. Open space and conservation areas are both required to be identified within the Land Use Element. In addition, recreation areas such as bike lanes are linked to the Circulation Element. It is within the comprehensive nature of the General Plan that the different elements become related. The focus of the Environmental Resources Section is the relationship of resources and open space and the recreation opportunities they present.

The two elements within this section address a range of issues linked to conservation, recreation and open space. The major objectives emphasized in the Environmental Resources section include:

- The protection of surface water and groundwater resources;

- Placing in open space reserve areas which have visual and wildlife qualities;
- Preserving historical resources in Fontana;
- Reducing the waste of resources such as water, energy, and waste products;
- Developing and maintaining a system of recreational open space uses including parks and trails.

Regional planning efforts to expand recreational opportunities and to protect natural resources have resulted in the preparation of multi jurisdictional plans. Plans and programs related to conservation, open space and recreation include:

Conservation Element

10.0 CONSERVATION ELEMENT

10.1 Introduction

The Conservation Element emphasizes the conservation, development and utilization of resources located in the planning area. Its intent is to protect and maintain the State's natural and cultural resources and to prevent their wasteful exploitation and destruction. Government Code Section 65302(d) mandates that, to the extent applicable, issues regarding natural resources must be addressed in the general plan. Resources considered in this section include mineral, water, soils/agriculture, biotic, cultural and archaeological, energy and waste stream resources.

The resources listed above are those which are pertinent to the planning area. They were identified in the Conservation Element Technical Report which is under separate cover from this document. The following discussion of individual resources represent a summary of information contained in the Technical Report.

10.2 Resources

10.2.1 Minerals

Sand and gravel represent the most significant mineral resource in Fontana. Because of its location on the Lytle Creek alluvial fan, much of the planning area overlays extensive aggregate resources. However, use of some of this resource has been precluded by urbanization or agricultural

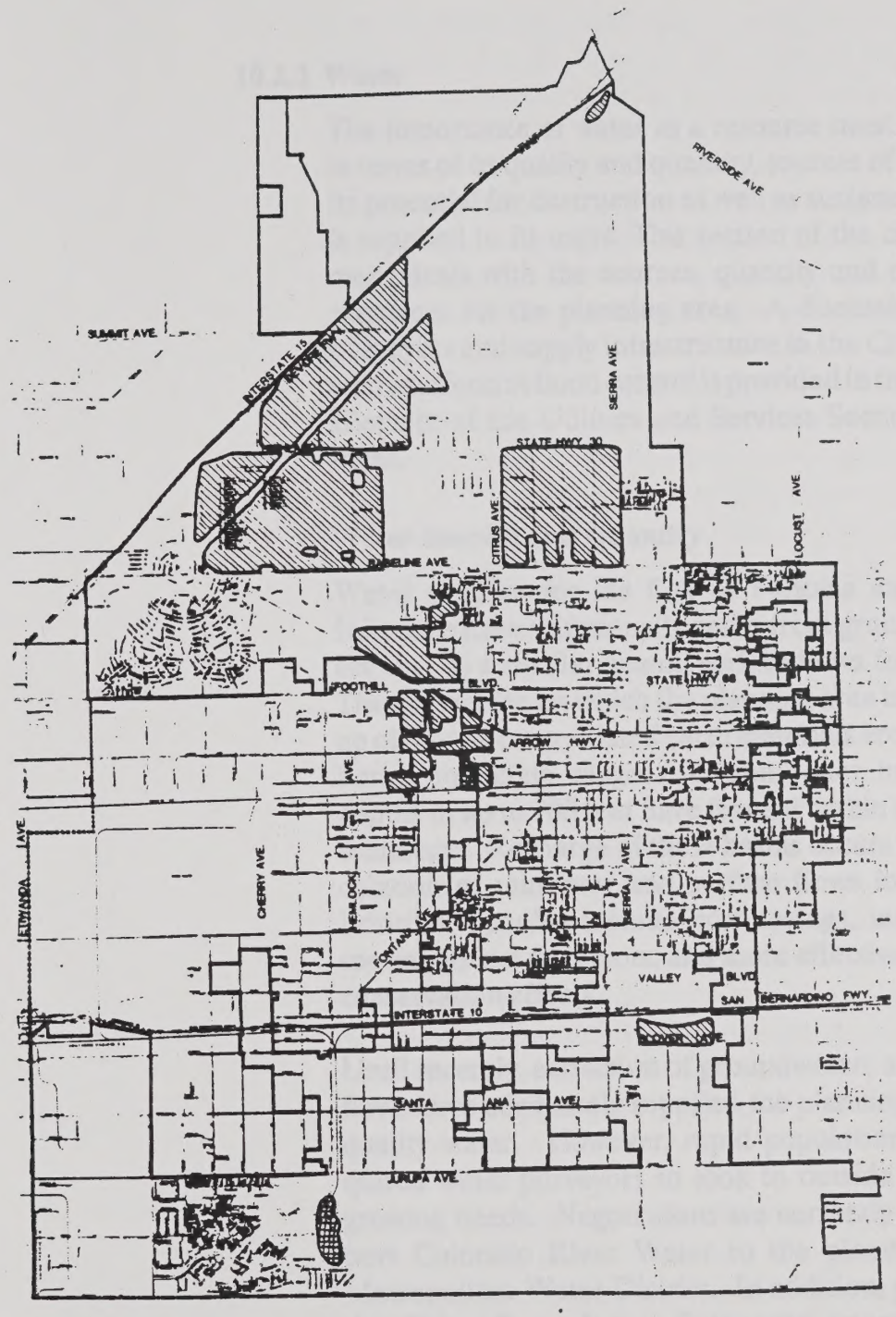
use of the land. Current sources of aggregates are located for the most part outside the planning area in the Lytle Creek wash and at other regional locations. There are two mineral extraction sites within the planning area. These are indicated on Exhibit CON-1. In addition, as required by the Surface Mining and Reclamation Act of 1975 (SMARA), the Division of Mines and Geology has identified a number of sites within the planning area as "Regionally Significant Construction Aggregate Resource Areas." These are also indicated on Exhibit CON-1. The Significant Resource Areas have been identified because of their potential to provide needed mineral resources for future regional use.

State General Plan Guidelines require that general plans identify significant resource areas and develop management policies for them. In addition, because of the 1975 Act, site reclamation has become an integral part of the mineral resource extraction process. The Legislation enacted SMARA to ensure that:

- Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.
- The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.
- Residual hazards to the public health and safety are eliminated.

10.2.2 Paleontological Resources

There are no known paleontological resources in Fontana.



FONTANA

General Plan

Exhibit CON-1
Aggregate Resource Areas

10.2.3 Water

The importance of water as a resource must be approached in terms of its quality and quantity, sources of supply, its uses, its potential for destruction as well as sustenance, and how it is supplied to its users. This section of the conservaton element deals with the sources, quantity and quality of water resources for the planning area. A discussion of the water purveyors and supply infrastructure in the City of Fontana as well as efforts at flood control is provided in the Infrastructure Element of the Utilities and Services Section of this document.

Water Sources and Quantity

Water supplies for the City of Fontana and its Sphere of Influence have traditionally come from groundwater resources and, to a smaller extent, surface flows from Lytle Creek. The alluvial fan on which the planning area is located is made up of loosely consolidated earth materials eroded from neighboring mountain ranges. Groundwater basins that reach depths of up to 700 feet have formed within these permeable sediments. Recharge of these basins occurs through the percolation of rainwater and surface flows into gravelly soils Principal benefits include cost savings, independent from special district purveyors, and more effective coordination of conservation effects..

Until recently, extraction of groundwaters and use of surface flows have adequately supplied the planning area with high-quality water. However, rapid population growth has required water purveyors to look to outside sources to meet growing needs. Negotiations are currently underway to import Colorado River Water to the planning area via the Metropolitan Water District. In addition, plans to recharge the Chino Groundwater Basin with imported State Water Project water are underway. Fontana overlies the Chino Basin. Water from these sources, however, will be of lower quality and of higher cost than local supplies. Lessening

dependence on imported water use for future growth would benefit the City of Fontana. This can be accomplished by ensuring the protection and conservative use of local water supplies.

Urban growth has two important impacts on sources of water supply. First, demand increases. Second, the ability for precipitation to seep into the ground and recharge the groundwater basin is reduced by paving and structures which do not permit percolation. Protection of water resources must include a reduction in demand and continued recharge of existing sources. The San Bernardino County Flood Control District (SBCFCD), whose primary responsibility is flood control, also provides for replenishment of groundwater basins with local runoff by maintaining recharge basins with its flood control structures. These recharge areas are indicated on Exhibit IN-3 of the Infrastructure Element. The city can help protect its valuable groundwater resources by working closely with the SBCFCD to facilitate recharge.

Water Quality:

Sources of groundwater and surface flows supplied to the planning area have historically been of very high quality. Water quality in Fontana has been described as some of the best in the Santa Ana River Basin. However, there has been a decline in basin-wide water quality. This decline can be attributed to factors such as the importation of low-quality water, percolation of wastewaters, and degraded runoff from urban areas. Water quality generally is still well within the standards set by the Safe Drinking Water Act and the Clean Water Act.

A recently included portion of Fontana's Sphere of Influence, the Kaiser Steel Plant, is currently being studied for potential impacts to water quality in the planning area. Recent studies have tentatively identified soil and groundwater pollution in this area. Preliminary test results have indicated high salt and benzene contamination. These areas of contamination are

indicated on Exhibit S-1 of the Safety Element (Section F). The Environmental Protection Agency, Kaiser Steel, and various governmental agencies are currently discussing plans for addressing these pollution issues. Inasmuch as this area may eventually become part of the City, Fontana should monitor the progress of these efforts.

10.2.4 Soils and Agriculture

As discussed under 1.2.1 Minerals, most of the planning area overlays alluvium eroded from the San Gabriel Mountains. Consequently, soils in Fontana are generally coarse textured sands and gravels. These are typically well-drained, permeable soils that are suitable for agriculture but are not considered prime agricultural soils. Major soil associations are described by the Soil Conservation Service illustrated in the City's Master Environmental Assessment. The Tujunga-Soboba Association represents approximately 80 percent of the planning area. This association is a Agriculture Class III soil. "Prime Agricultural Land" as defined by the Soil Conservation Service are Class I and Class II soils. Erosion hazards for the common soils associations are moderate to high by wind and slight by water.

Urbanization in the Fontana area has brought about the decline of agricultural activities. An agricultural history that included the production of citrus, other fruits and nuts, vineyards, dryland crops and livestock has given way to the economic pressures of urban development. Although a great deal of open land still remains within the planning area, land speculation has priced land values above levels considered agriculturally economic. A little under 1000 acres of land currently in agricultural use remains in the 33,000 acre planning area.

The bulk of the remaining agricultural area is located in the northern portion of Fontana. The most significant agricultural activity here is vineyard operation and the grazing of sheep and cattle. Two specific plan areas have designated

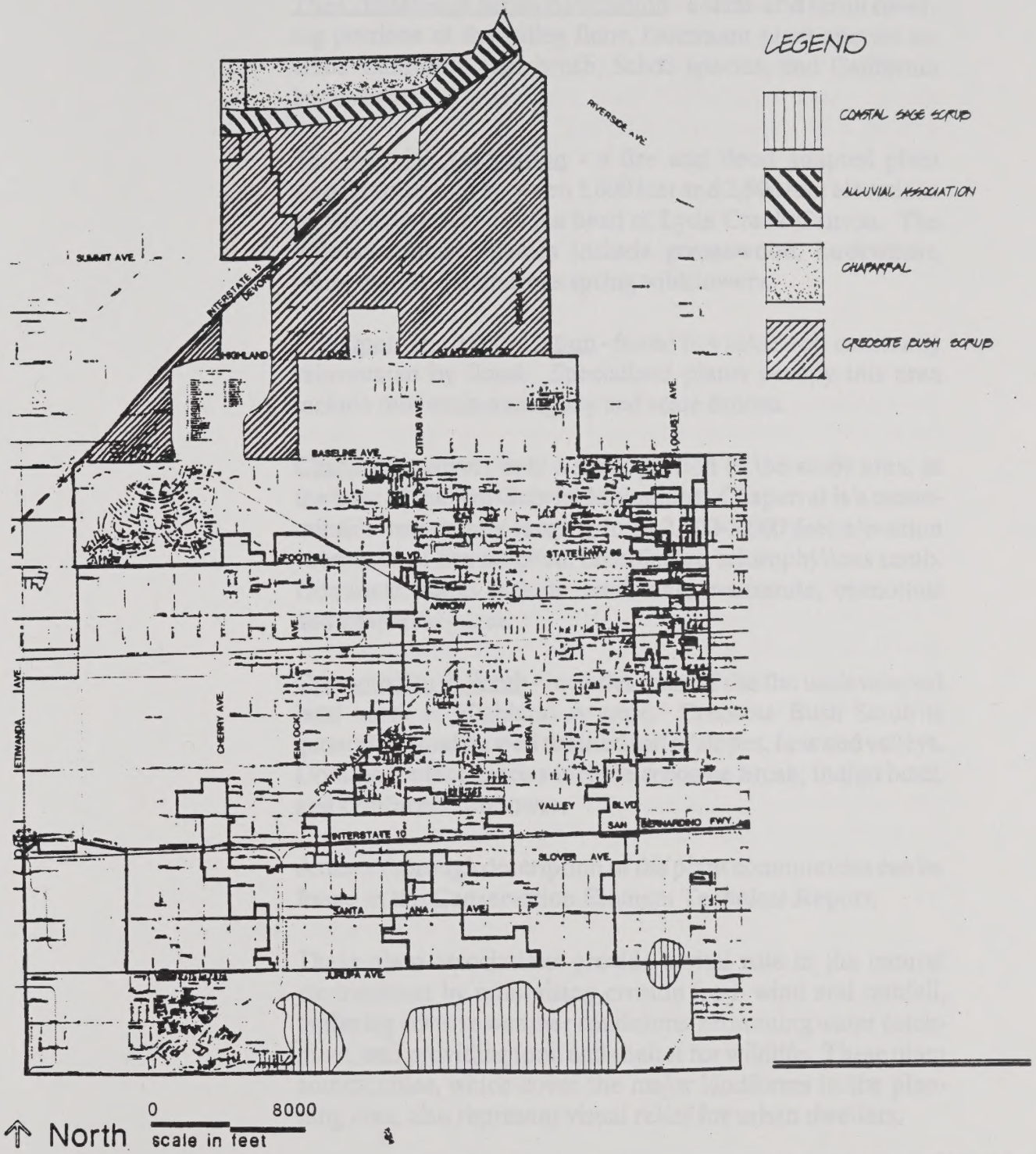
approximately fifty acres for agricultural uses. Agricultural lands, besides being an important natural resource on which urban dwellers depend for sustenance, represents important visual and psychological relief from the urban environment. For these reasons, it is in the interest of Fontana's citizens to maintain agricultural production for as long as feasible.

10.2.5 Biotic Resources

A variety of plant and animal habitats occur within the planning area. The diversity of habitats can be attributed to soil, topographic and microclimatic differences, former agricultural usage, and urbanization. Generally, remaining native plant and animal communities are limited to the southern (Jurupa Hills) and northern (San Gabriel Mountain) portions of the planning area. Exotic and naturalized plant communities are typical of the flat and gently sloping areas.

Heavy agricultural use in the early development of Fontana eliminated much of the former native habitat in the flatter areas. These agricultural areas have subsequently given way to urbanization or have ceased agricultural production. Fallow agricultural areas, which represent a substantial portion of the undeveloped land, are in various stages of field succession and are covered with naturalized grasses, emergent native vegetation and exotics. Eucalyptus windrows which once protected crops now present a significant visual impact and act as habitat for many bird and animal species.

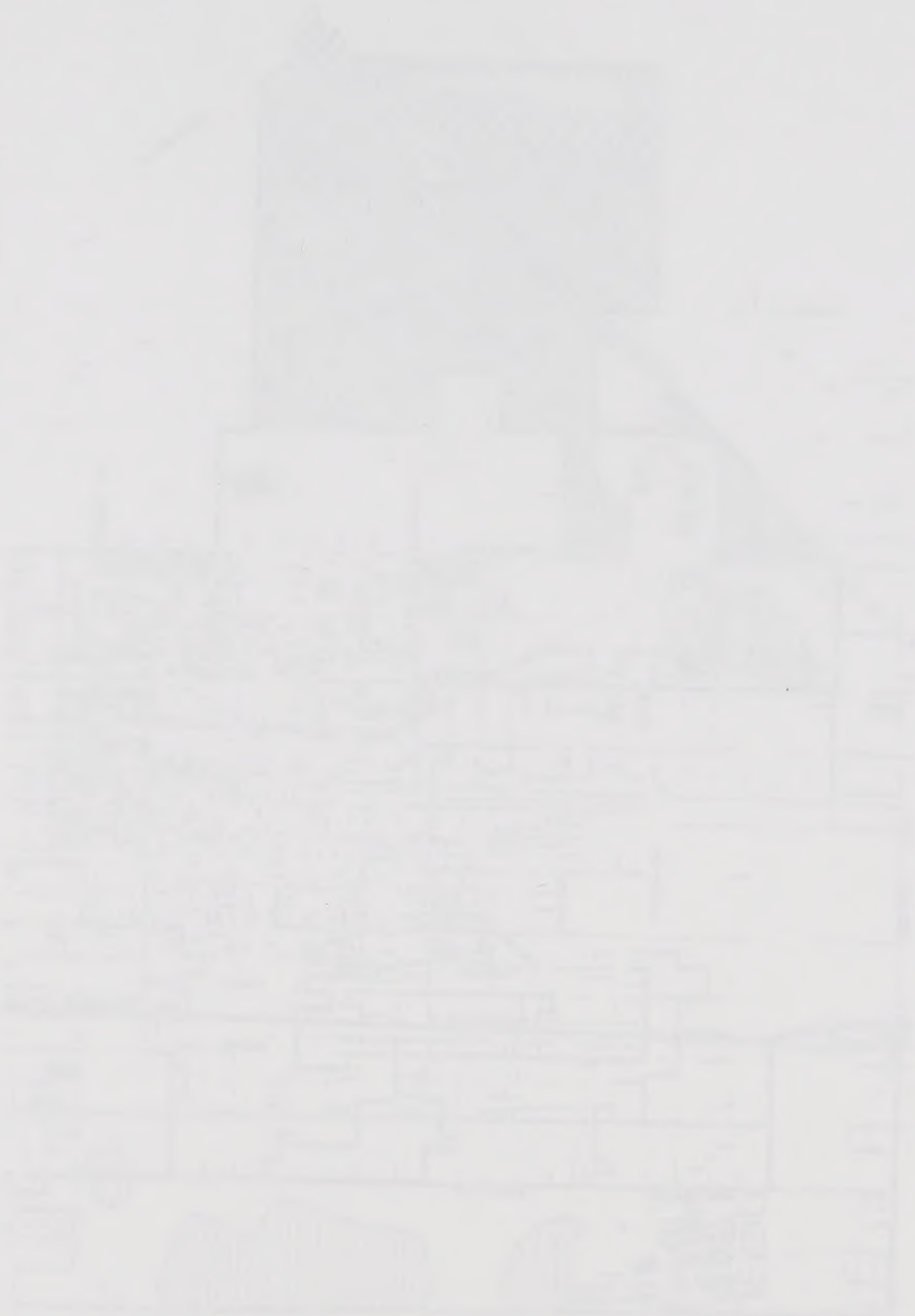
Native plant communities which still remain in the northern and southern portions of Fontana are characterized by five plant associations. These are indicated on Exhibit CON-2 and described briefly below:



FONTANA

General Plan

Exhibit CON-2
Vegetation



The Coastal Sage Scrub Association - a semi-arid scrub covering portions of the valley floor. Dominant plant species include California sage brush, Salvia species, and California buckwheat.

The Alluvial Association - a fire and flood adapted plant association found between 1,600 feet and 2,500 feet elevations on the alluvial fans at the head of Lytle Creek Canyon. The dominant plant species include greasewood, buckwheat, white sage and numerous spring wildflowers.

The Open Wash Association - found in washes and constantly rejuvenated by flood. Specialized plants occupy this area include mountain mahogany and scale broom.

Chaparral - covers only a small portion of the study area, at the base of the San Gabriel Mountains. Chaparral is a mountainside community ranging from 2,000-5,000 feet elevation composed of fire adapted, broadleafed sclorophyllous scrub. Dominant plants include scrub oak, manzanita, ceanothus and chaparral yucca.

Creosote Brush Scrub - includes most of the flat undeveloped land north of Highland Avenue. Creosote Bush Scrub is generally found on well drained soil of slopes, fans and valleys. Dominant plant species include creosote brush, indigo bush, and California sunflower.

A more thorough description of the plant communities can be found in the Conservation Element Technical Report.

These plant associations provide a vital role in the natural environment by minimizing erosion from wind and rainfall, buffering adverse weather conditions, promoting water catchment, and providing food and shelter for wildlife. These plant communities, which cover the major landforms in the planning area, also represent visual relief for urban dwellers.

There are two important animal habitats in Fontana. These are the hillside areas along the northern and southern borders of Fontana and the eucalyptus windrows found throughout. Native animal species found in the hillside community include kangaroo rats, moles and gophers, coyotes, ground squirrels, rabbits, numerous bird species, and an occasional mule deer. The eucalyptus windrows, although not native habitat, provide food and nesting areas for many local bird species. Typical species found here are roadrunners, scrub jays, goldfinches and various hawk species.

As described within the Conservation Element Technical Report, several sensitive, rare or endangered plant and animal species are known to exist within the planning area. These species have been identified within the San Gabriel Mountain foothills and wash areas of the Hunter's Ridge Specific Plan in northern Fontana. Sensitive species include raptors and reptiles as well as a rare herb and a "climax white sage scrub association." It can be anticipated that other sensitive species and/or habitats exist within the native areas still extant within the Jurupa Hills and the foothill areas of the San Gabriel Mountains. Native and relict plant and animal species are of local significance for the diverse biotic, recreational, open space, and visual values they provide. The greatest threat to these resources is encroaching urbanization. The protection and conservation of these plant and animal communities are primary concerns and it is toward these ends that the objectives and policies of the General Plan have been formulated.

10.2.6 Cultural Resources

Cultural resources can provide a sense of place, a history, and a sense of pride for residents of a region. Cultural resources within the planning area can be divided into three types, Archaeological; Historical; and Contemporary Cultural Resources.

Archaeological Resources. Evidence within and around the planning area suggests a long history of human occupation in Fontana. Although agricultural and urban development has precluded archaeological finds in valley portions, a number of finds have been recorded in and adjacent to the Jurupa Hills and the San Gabriel Mountains. These finds and other archaeological resources regionally suggest a rich cultural prehistory. Evidence indicates that semi-nomadic people who subsisted by hunting and gathering occupied the region four to six thousand years ago. These people are believed to be Indians of the Shoshonean linguistic family.

Finds of archaeological significance provide opportunities for the community. They provide educational and scientific opportunities as well as adding to the wealth of history of a place. These resources can be protected from destruction by recognizing their importance and providing measures to preserve them.

Historical Resources. Development of the Fontana area was initially limited to agricultural production of citrus, poultry and other agricultural crops. Construction of the Kaiser Steel Plant in 1942 shifted the economy of the area from agricultural to industry. The steel plant brought with it a boom in residential and commercial development. Although the plant closed in 1984, its presence as the City's most significant landmark maintains Fontana's image as an industrial one despite large areas of open land.

These areas of vacant, inexpensive land has prompted the most recent development boom within the planning area. Increasing demand for affordable housing has resulted in rapid residential housing expansion. This residential expansion and associated commercial development has placed development pressure on landmark sites which have played a role in Fontana's history.

Although there are no sites currently listed on the State or Federal Registers of Historic Places, Fontana contains a num-

ber of structures worthy of consideration. The Fontana Historical Society has developed a list of fifty-one sites or areas or local historical interest within the planning area. Many of these sites are located within the older core area of the City. A section of old Fontana is being considered for classifications as a "historic preserve." The location of this preserve and the significant historic structures in and around the preserve are indicated on Exhibit CON-3. A listing of historic sites are provided on Tables CON-1, CON-2 and CON-3.

There are currently seven sites in Fontana listed on the State of California Historical Points of Interest. And one site listed by the State of California Historical Landmark Program. There is also one site listed on the Federal-National Register of Historic Places. These state and federally listed sites are identified on Table CON-1.

Table CON-1
STATE AND FEDERALLY LISTED HISTORIC SITES IN FONTANA

The seven Historical Points of Interest are:			
° SBr-0936-9-82	6-9-82	Fontana Farms Co., Camp #1, Foreman's Ranch House	8863 Pepper
° SBr-094	6-9-82	Fontana Farms Company Tract Office	8459 Wheeler
° SBr-095	6-9-82	Declez Ranch and Felice Pagliaso Winery/ Chapel Site	Jurupa/Hemlock
° SBr-096	6-9-82	Fontana Woman's Club House	16880 Seville
° SBr-097	6-9-82	Fontana Community Church Complex	8316 Sierra
	12-31-82	A. B. Miller Community Park and Plunge Building	17004 Arrow
° SBr-101	7-12-83	Sinclair Commercial Block	SW corner Arrow and Sierra Avenues
The State of California Historical Landmark is:			
° #950	-	U. S. Experimental Rabbit Research Station	Cypress and Seville
The Federal National Register site is:			
° -	-	The Fontana Farms Company, Camp #1, Foreman's Ranch House	8863 Pepper

The Fontana Historical Society has developed a list of fifty-one sites or areas of local historical interest within the study area, with many still to be defined. These sites are described in the Historical Society's brochure, "Fontana Landmarks and Points of Interest Guide."

Several members of the Fontana Historical Society, John Charles Anicie, Jr., Hazel Putnam, and Mary Vogle have completed a list of additional sites and buildings considered of historical consideration and importance, and deep historical background of the City's history. These sites and buildings are listed on Table CON-2.

Table CON-4 lists historical landmarks found within a section of old Fontana (original townsite area) that is being considered for classification as an "historical preserve." This area is defined by Foothill Boulevard, Juniper Avenue, Arrow Route, and Mango Avenue

All of the sites and buildings listed in Con-3 and Con-4 have the potential for being registered with the State Historic Preservation Office. Criteria for being found "significantly historical" include include age, representation of style, playing a significant part in the historical events, quality of workmanship, etc.

Exhibit CON-3 illustrates the location of the historical landmarks in the central portion of Fontana.

Contemporary Cultural Resources. Contemporary cultural resources include a range of activities that the people of Fontana feel characterize the City and give it meaning. The resource can be physical (e.g., a water tower), or an activity (e.g., City's annual Independence Dat Festival), etc.

Contemporary cultural resources are listed on Table CON-5.

TABLE CON-2

SIGNIFICANT HISTORICAL SITES IN FONTANA

Map Index Numbers	Landmark	Significant Dates	Address
39	Bungalow Court	1926	8344 Bennett Ave
30	Chantry Block	1926	north of Sierra & Magnoliues
29	Cohen Bldg.	1926	north of Sierra & Magnoliues
29	Crawford Drug	1928	north of Sierra & Magnoliues
30	Edmonds Block	1937	north of Sierra & Magnoliues
32	Evergreen Lodge & Cabins	pre-1913	8529-8555 Wheeler Ave.
30	Fitch Block	1937	north of Sierra & Magnoliues
38	Fontana Community Center	1970	8344 Bennett Ave.
33	Fontana Farms Co., Garage & Machine Shop (site only)	1913	Arrow Blvd. & Wheeler Ave
34	Fontana Farms Co., Camp #1 Ranch House	pre-1906	8863 Pepper Ave.
43	Fontana Farms Co., Camp #4 Ranch House	pre-1920	17116 Miller Ave.
44	Fontana Inn Cottage	1925	Tamarind & Miller Avenues
40	Fontana Jr. High	1928-37	8425 Mango Ave.
42	Fontana Nursery	1924	7808 Mango Ave.
31	Fontana Poultry Producers Egg & Supply Co.	1926	16977 Orange Way
27	Gazvoda Store	1941	Foothill & Sierra Avenues
29	Henry Bldg.	1925	north of Sierra & Magnoliues
30	Klein Block	1926	north of Sierra & Magnoliues
29	Nichols Bldg.	1926	north of Sierra & Magnoliues
35	Poultry Meat Plant	1928	16688 Ceres Ave.
28	Sinclair Block	1926	8510 Sierra Ave. - 16889 Blvd.
36	Slovene Hall	1939	8425 Cypress Ave.
26	Spring Residence	1925	Foothill & Sierra Avenues
29	Tudor Building	1929	north of Sierra & Magnoliues
37	U.S. Experimental Rabbitry Station	1928	8384 Cypress Ave.

TABLE CON-2

SIGNIFICANT HISTORICAL SITES IN FONTANA
(Continued)

Map Index Numbers	Landmark	Significant Dates	Address
South Fontana			
-	Fillippi Winery	1900	-
-	La Vesu Original Quarry	1880s	-
-	Declezville Site (Fontana Bird Farm Park)	1880s	-
-	Southern Pacific Quarry	1880s	-
-	Declez Hog Ranch (Hoffman Ranch House Complex)	1908	-
-	Fontana Farms Co. Blacksmith Shop	1920s	-
-	Declez, Fontana Community Center	1929	-
-	Declez, Community Church	1928	-
-	Declez, Fontana Mercantile, Hoffman Store	1928	-
-	Declez, Hog Ranch Site	1920s	-
-	Our Lady of Guadalupe Church	1939	-
-	Open area of hills, contains archaeologic sites	-	-
-	Period revival homes of the 1920s and 30s scattered through this area.	1920s, 30s	-
-	Fontana Estates Winery Site, trees, entrance, fountain	-	-
Central Fontana:			
-	Period revival homes of the 1920s and 30s scattered through this area.	1920s, 30s	-
-	Wheeler Street Residences and Businesses	1913-18	-
-	Residences, west side of Juniper	1913-20	-
-	Apartments and Residences between Juniper and Sierra	1940s	-
-	Residences between Mango and Sierra	-	-

TABLE CON-2

SIGNIFICANT HISTORICAL SITES IN FONTANA
(Continued)

Map Index Numbers	Landmark	Significant Dates	Address
-	Bradbury Residence and Nursery Site	1920s	-
-	Business Blocks, East and West side of Sierra	-	-
-	West and East Fontana Tract Community Centers	1920s	-
-	Grange Hall	-	-
-	Kaiser Auditorium/Union Hall	-	-
-	City of Fontana Dedication		
	Swift Packing Houses		
	Santa Fe Depots		
	Sierra-Seville Elementary School, Junior High, Kindergarten	1914	
	Hauser Lumber Site		
	Hunter Block Site		
	Lemo Feed Mill		
North Fontana	Period revival homes of the 1920s and 30s scattered through area.		
	Hunters Ridge - San Sevaine House, Winery, reservoirs, fountain, garage, entrance, 1918 House		
	Residences along Lytle Creek Road		
	J. D. Ousterout Residence, Lytle Creek Winery/Reservoir		
	Perdew School/Community Center/Church Site Ruin		
	Rialto Ditch, 1887-88; Grapeland Ditch, West, 1928; East till 1937; Canaigre Ditch, 1897-1930.		

TABLE CON-2

SIGNIFICANT HISTORICAL SITES IN FONTANA
(Continued)

Map Index Numbers	Landmark	Significant Dates	Address
	E. T. Meyrs, Palm trees (2) site		
	Sierra Lakes: Scofield Reservoir and aqueduct		
	Adams, Residence; Scott Residence; Bensen Residence; Breed Residence and Barn; Olive trees		
	Miscellaneous ruins above Highland, scattered through area (Sierra Heights - Lytle Creek Areas)		
	Reservoir on Hemlock and Highland		
	Rock buildings between Citrus and Sierra on Highlan		

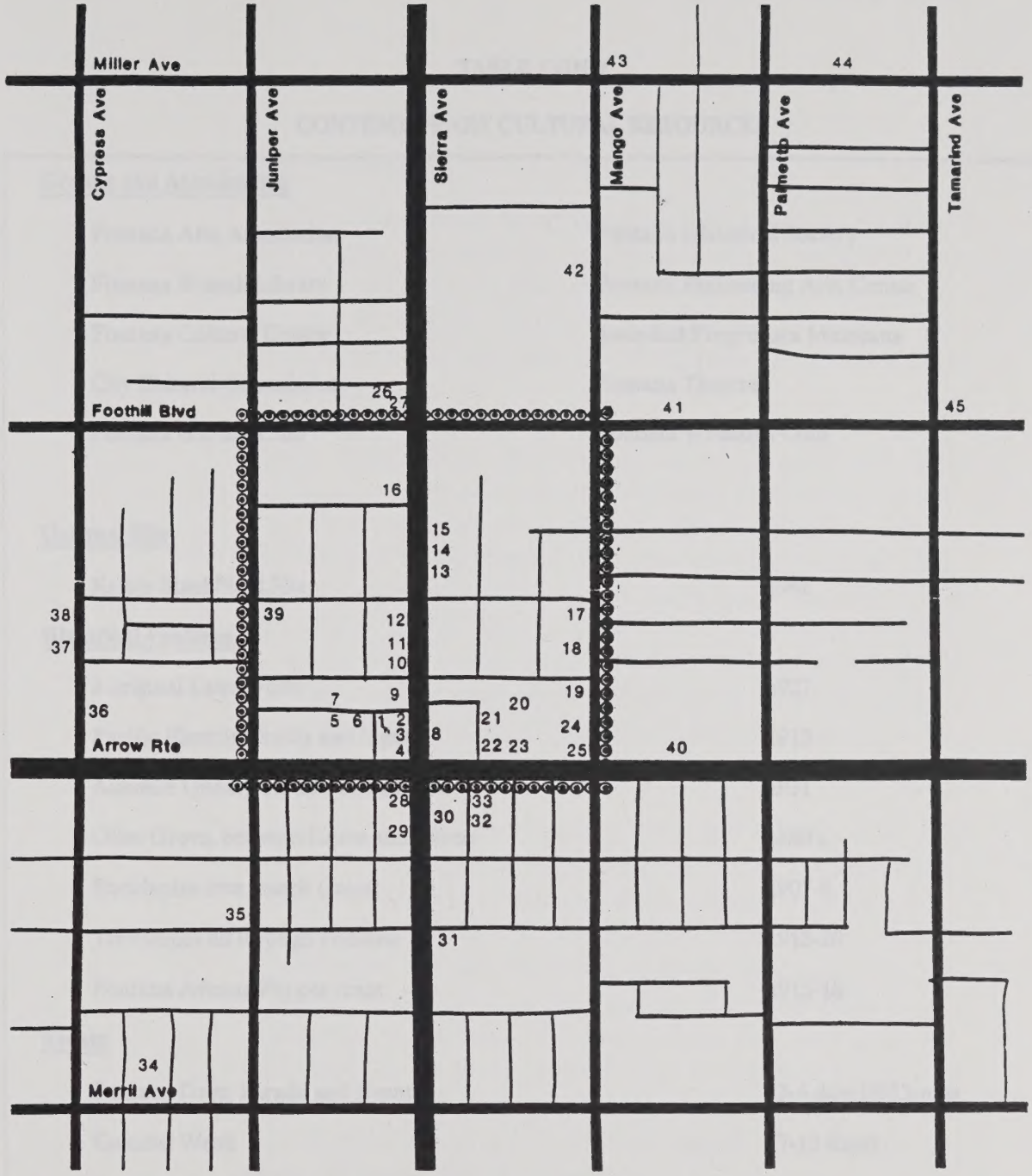
Source: "Fontana Landmarks & Points of Interest Guide", Fontana Historical Society, 1979

TABLE CON-3

SIGNIFICANT HISTORICAL LANDMARKS WITHIN PROSPECTIVE "HISTORICAL PRESERVE"

Map Index Numbers	Landmark	Significant Dates	Address
1	2nd Fontana Garage	1926	8443 Nuevo Ave.
16	Adobe Residence	1941	Sierra & Ivy Avenues
22	American Legion Hall	1928	16966 Arrow Blvd.
17	Boyle Residence	1925	8314 Mango Ave.
4	Chomel Block	1926	8474 Sierra Ave.
6	Conklin Bldg.	1927	Spring St. & Nuevo Ave.
12	Fontana Community Church	1926	8316 Sierra Ave.
23	Fontana Fire Dept.	1928	16980 Arrow Blvd.
21	Fontana Historical Society	pre-1913	8459 Wheeler Ave.
2	Fontana Mercantile	1921	8436 Sierra Ave.
20	Fontana Plunge	1928	17004 Arrow Blvd.
8	Fontana Theatre	1937	8463 Sierra Ave.
5	Fontana Union Water Co.	1927	16779 Spring St.
13	Gazvoda Residence	1937	Sierra & Upland Avenues
15	Hasbrouch Residence	1937	Sierra & Ivy Avenues
3	Kreis Bldg.	1936	8400 block of Sierra Ave.
18	McGregor Residence	---	8360 Mango Ave.
14	Micallef Residence	---	8212 Sierra Ave.
24	Miller (Fontana) Park	1928	Arrow Blvd. & Mango
7	Pacific Electric Depot & Freight Depot	pre-1913	16824 Spring St.
9	Residence	1920	Neuvo Ave.: 8386,8374,832,8302
9	Residence	1920	Bennett Ave.: 8385,8311,823, 8315, 8305,8386,8378,8364
9	Residence	1920	Seville Ave.: 16714,16812
9	Residence	1920	Upland Ave.: 16793,16791,
25	St. Joseph's Catholic Church & Bell Tower	1930	17080 Arrow Blvd.
11	Stone park entrance	1925	Sierra & Seville Avenues
19	Sunkist Citrus Bldg.	1914-15	8426 Mango Ave.
10	Women's Club	1923-24	16880 Seville Ave.

Source: John Anici, Fontana Historical Society, 1987, and "Fontana Landmarks & Points of Interes-Guide", FHS, 1979



Potential Historic Preserve

See Tables CON.-2 and CON.-3 for numbers references

North

0 1100

scale in feet

FONTANA

General Plan

Exhibit CON-3
Significant Historical Buildings

TABLE CON-4

CONTEMPORARY CULTURAL RESOURCES

Groups and Associations	
Fontana Arts Association	Fontana Historical Society
Fontana Branch Library	Fontana Performing Arts Center
Fontana Cultural Center	Sociedad Progresista Mexicana
City Cultural Commission	Fontana Theatre
Fontana Garden Club	Fontana Woman's Club
Unusual Site	
Kaiser Steel Plant Site	1941
Historical Features	
3 original Lamp Posts	1927
Pacific Electric Tracks and Signs	1913
Almenia Underpass on Foothill Blvd.	1931
Olive Grove, between Sierra and Citrus	1880's
Eucalyptus tree stands (rows)	1907-9
Treescapes all through Fontana	1913-20
Fontana Avenue Pepper trees	1915-18
Events	
Fontana Days, Parade and Events	(3-4 days)1913-now
Cultural Week	(7-10 days)
International Day	(1 day)
Christmas Parade and tree lighting	(1 day)
North Fontana Black Awareness Parade	(1 day)
Homecoming Parade and Game	(1 day)

10.2.7 Energy Resources

Energy conservation is important in preserving non-renewable energy resources to ensure that these resources are available to future generations. There are a number of benefits associated with energy conservation such as improved air quality, reduction of energy costs and waste stream reduction.

Energy consumption pervades all aspects of daily life. The pattern of energy consumption includes direct and indirect use. Direct uses of energy include lighting, heating and the fuel used for transportation. Less obvious is the indirect consumption of energy. This includes the energy embodied in the materials or goods that are discarded, or the energy required to deliver water to our homes. Indirect energy consumption also includes the embodied energy of the material used to construct homes, the energy used to transport those materials and the energy consumed at the construction site.

Given that energy plays such a vital role in daily life, it is important to recognize the source of that energy. Most energy directly consumed is derived from distant sources whose supply is finite. The cost and availability of these sources is subject to factors and events which are beyond the control of Fontana residents. The reliance on imported energy also represents an outflow of dollars which are lost from the economic vitality of the community. For these reasons, and for the benefit of future generations, goals and policies within several elements of the Fontana General Plan address the conservation of energy resources.

By providing for a balanced jobs to housing ratio, policies within the Land Use Element will reduce energy consumption by reducing commuter travel. Goals and policies within the Circulation Element provide for an even flow of traffic and attempt to lessen dependence on the personal automobile by encouraging the use of mass transit. The Community Design

Element encourages the use of renewable energy resources by facilitating the use of passive solar design and solar energy systems. The Conservation Element encourages a reduction in water use which will lessen a dependence on energy-expensive imported water. This element attempts to reduce other indirect energy usage by facilitating resource recovery and recycling programs. The goals and policies found throughout the General Plan and aimed directly or indirectly at energy conservation, will provide for greater energy efficiency in the future.

10.2.8 Waste Stream Resources

Solid and liquid waste is a necessary byproduct of our society. Every person generates hundreds of pounds of solid waste and thousands of gallons of liquid waste each year. Commercial and industrial establishments generate additional waste that must be disposed of. Programs are needed to address the problems of disposal of these wastes.

Solid Wastes

According to the provisions of the Solid Waste Management and Resource Recovery Act of 1972, counties are required to prepare and implement a solid waste management plan (Government Code Sections 66700 et seq.). Counties bear primary responsibility for the management of solid wastes. Part of the required management plan must identify a collection system for wastes, disposal and processing of wastes and resource recovery systems. In 1986, San Bernardino County adopted the County Solid Waste Management Plan (COSWMP). This plan is the primary planning document for managing the approximately 3 million tons of solid waste generated each year in San Bernardino County.

Two of the 26 landfills operated by the County receive wastes from the Fontana area. These are the Milliken Landfill in Ontario and the Fontana Landfill in Rialto. Both of these sites are nearing capacity as are many landfills in the Inland

Empire. Current county projections for the closure of other Valley landfills by the mid-1990s indicates that solid waste disposal is reaching critical proportions in the Inland Empire.

The 1989-90 COSWMP plan establishes an integrated approach to solid waste management which will utilize source reduction, recycling, landfilling, composting and resource recovery processes. Operating principles and policies within the San Bernardino County Draft General Plan provide for the COSWMP's integrated approach to solid waste management. The policies are intended to deal with the impending solid waste crisis in an environmentally sound manner.

In addition to the County's primary responsibility for solid waste management, cities have been charged by the legislature with responsibility for waste stream reduction. The Beverage Container Recycling Act of 1987 requires the establishment recycling centers at specified locations. Cities are required to adopt ordinances which permit and control such recycling centers. The Act also gives local governments incentives to begin curbside recycling programs. Curbside programs in conjunction with buy-back and drop-off centers have proven to be the most effective means of removing materials from the waste stream. Successful implementation of recycling programs has the potential to postpone the need for additional landfill sites as well as reduce collection and disposal costs. It is in the City's interest to effect such programs.

Liquid Wastes

The collection, treatment and disposal wastewater is vital to developed and developing urban areas. The treatment urban wastes in Fontana is the responsibility of a regional wastewater agency - the Chino Basin Municipal Water District (CBMWD). A discussion of wastewater facilities and proposals is provided in the Infrastructure Element and Technical Report.

10.3 Resource Management Issues

Minerals - As discussed under Section 10.2.1 the planning area contains significant deposits of aggregate resources. Since several large areas have been designated as "Regionally Significant Aggregate Resource Areas," state law requires that these areas be addressed by policies within the General Plan. The intention of the law is to provide regulation of mining activities and to protect regional mineral resource needs at the municipal level.

The bulk of the State-designated resource areas are located in the north Fontana area adjacent to the proposed Foothill Freeway. These areas though currently vacant, are experiencing development pressures. It is expected that development proposals will be adopted by the City which will preclude the use of the aggregate resources in these areas.

Other locations designated for aggregate resources in Fontana are adjacent to rapidly urbanizing areas. It is the City's position that mining activity associated with development of the aggregate resources in these locations will result in incompatibility of land uses. Dust, noise and heavy truck traffic will create conflicts with urban residential and commercial uses.

Water Resources - Fontana straddles an extensive alluvial fan at the base of a significant watershed represented by the San Gabriel Mountains. Historically, this permeable fan has served as a sieve to replenish a huge aquifer underlying Fontana and surrounding communities. Plans currently underway to enhance percolation of local and State Water Project water to the aquifer will help to ensure future local water supplies. The City supports the efforts of the agencies involved in this project and ensures that contaminants associated with local urban development do not infiltrate and degrade water quality in the aquifer. For semi-arid regions such as Fontana, conservation of water resources through the use of drought tolerant landscapes, urban water conservation measures, and environmental awareness programs help to ensure water resources for Fontana's future residents. Goals and policies within this element address these water resource issues.

Agricultural Resources - Currently, less than 1,000 acres of land is in agricultural production in the planning area. None of this land contains prime agricultural soil. Approximately half of this land is scattered throughout the planning area in small parcels, and half is represented by vineyards in northwestern Fontana. Some is under considerable development pressure and most, if not all, has been subjected to land value speculation in anticipation of future development. Such speculation makes continued agricultural production unlikely as many current agricultural landowners have purchased the land for future development. Policies which follow encourage agricultural uses as long as economically feasible.

Biotic Resources - Large areas of natural habitats once extant in the Fontana area have been eliminated by past agricultural practices and urbanization. However, some important plant and animal communities are still located within planning area boundaries. These ecologically sensitive areas correspond to those areas with topographical constraints and provide additional rationale for preserving the natural character of these

areas. The foothills of the San Gabriel Mountains provide habitat for certain rare or endangered species. These types of habitats are extremely limited within the planning area. The designation of OS-N Natural Areas and policies within this element will help to preserve biotic resources in the planning area.

Cultural and Historic Resources - As described in Section 10.2.5, a number of archaeological sites have been discovered in the planning area, and more sites will undoubtedly be discovered in coming years. These sites are generally located within the Jurupa Hills and the foothills of the San Gabriel Mountains. Their location in the hillside areas and the anticipation of additional archaeological discoveries contribute to the sensitivity of hillside areas to increased development.

A number of buildings which have historical importance for the City have also been identified in the City. The City recognizes the importance of preserving archaeological and historical resources as a link to the past. The following goals and policies reinforce the City's desire to maintain that link and to heighten awareness of these issues.

Energy Resources - As discussed in Section 10.2.6, energy issues impact a wide range daily activities. This includes the more obvious uses of energy for transportion, heating and cooling, and lighting. Less obvious but equally important is the energy embodied in the materials and foods consumed by City residents on a daily basis. A number of goals and policies in various general plan elements address energy issues both directly and indirectly. The goal of a jobs/housing balance in the land use element will reduce commuter travel. Circulation goals and polices will facilitate the smooth flow of traffic. Policies in this element attempt to conserve energy by reducing the waste stream and conserving water. This wide-ranging approach to energy conservation will help to reduce the energy budget of Fontana's citizens.

Waste Stream Resources - The waste stream has only recently been considered a "resource."Historically, issues involving wastes revolved around the nuisance they presented. While the nuisance issues still apply today, the resource value of wastes are beginning to be realized. These resource values include the energy embodied in discarded waste products, the energy that can be generated from waste, and the material value of waste in an age of declining resources.

Nuisance issues involving the waste stream are typically associated with the siting of waste facilities such as landfills or energy recovery plants. These facilities generally elicit the NIMBY ("Not In My Back Yard") response. No one wants to live near "the dump." The problem arising is that with the urbanization of the Inland Empire, there are few places that are not in someone's backyard. While no landfill sites exist in Fontana, the County landfill in Rialto adjacent to Fontana's eastern border has caused some community concern because of a proposed expansion of the site.

Issues involving the resource value of the waste stream can be partially resolved through resource recovery. Resource recovery actions include such measures as the recapture of methane produced by landfills, waste-to-energy processes, composting, and recycling of various waste products. The City of Fontana can play an important role in resource recovery by encouragement of recycling efforts. Policies provided in the general plan address this issue. The recycling of waste steam materials will conserve energy, extend the life of landfills, and conserve diminishing resources.

10.4 Conservation Goals and Policies

GOAL 10.1 - The City will conserve and protect natural resources within the planning area.

Water Resources:

Policy 10.1.1: The City will cooperate with Federal, State and County governments and local agencies concerning the maintenance and improvement of the quality and quantity of local and regional groundwater resources.

Policy 10.1.2: New developments will be required to utilize measures designed to conserve water resources including low flow irrigation and plumbing facilities.

Policy 10.1.3: The City shall seek to reduce per capita water consumption by requiring the use of drought tolerant landscapes in new developments and encourage the replacement of existing water consumptive landscapes.

Policy 10.1.4: Study the feasibility of using reclaimed water from Regional Plant No. 3 for irrigation in parks, golf courses, recreation areas, industrial uses, etc.

Policy 10.1.5: Require the expeditious cleanup of soil and groundwater contaminants at the Kaiser Steel site.

Soils and Agriculture:

Policy 10.1.6: Encourage the preservation of agricultural uses within the planning area as long as economically feasible.

Policy 10.1.7: The City shall seek to reduce soil erosion caused by wind and water by requiring erosion control practices for newly graded areas. An erosion control plan shall be submitted and approved prior to the commencement of grading and construction.

Policy 10.1.8: Encourage the development of cooperative community gardens in multi-family and planned unit developments.

Policy 10.1.9: Encourage types of development and construction practices which will minimize grading and other impacts on landforms within the hill areas of Fontana.

Solid Waste Resources:

Policy 10.1.10: The City shall study the feasibility of establishing a curbside recycling program for Fontana.

Policy 10.1.11: The City supports the expansion of the Fontana landfill.

GOAL 10.2 - The City will make every effort possible to preserve significant mature trees, vegetation, landforms and wildlife habitat within the planning area.

Policy 10.2.1: Encourage types and patterns of development which will minimize destruction of, or damage to, significant biotic resources within the planning area.

Policy 10.2.2: Identify, establish and preserve wildlife corridors within the planning area.

Policy 10.2.3: Encourage the planting of trees and other vegetation, especially native species, to enhance the environment.

Energy Resources:

GOAL 10.3 - The City will promote and encourage energy efficiency and the use of renewable energy resources.

Policy 10.3.1: The City will encourage the use of alternate energy sources, including passive solar, in industrial, commercial and residential developments.

Policy 10.3.2: New developments will be required to utilize design techniques which conserve energy.

Cultural Resources:

GOAL 10.4 - The City will encourage and support the preservation of historic and cultural resources.

Policy 10.4.1: The City will require that archaeological resources in the planning area are preserved or salvaged if threatened by new development.

Policy 10.4.2: The City will encourage the adaptive reuse of buildings and structures of significant historical or cultural value.

Aggregate Resources:

GOAL 10.5 - The City will promote land use decisions which ensure, to the greatest extent possible, compatibility between aggregate resource extraction and adjacent land uses.

Policyi 10.5.1: The City requires that adverse effects from aggregate resource extraction are prevented or minimized to the greatest extent possible.

Policy 10.5.2: All mined lands must be reclaimed to a usable condition which is readily adaptable for alternative uses within two years of the cessation of mining activity within a given aggregate resource area.

Policy 10.5.3: While production and conservation of minerals are encouraged, consideration must be given to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

Policy 10.5.4: Aggregate resource extraction is allowed only in cases where all residual hazards to public health and safety are eliminated.

Open Space/Recreation Element

11.0 OPEN SPACE/RECREATION ELEMENT

11.1 Introduction

The Open Space/Recreation Element addresses issues involving a number of environmental concerns within the planning area. These concerns include the management of natural resources as discussed in the preceding element and the preservation and enhancement of scenic and recreation opportunities. This element combines the State-mandated Open Space Element and an optional Recreation Element. Open space issues and recreation concerns are closely related; therefore, it makes sense to address these issues in a comprehensive manner. For example, open space land may be devoted to active recreational use such as a community park. Alternatively, open space may be set aside for passive recreation use as well as the conservation of natural resources such as water resources or wildlife habitat. This element focuses on the relationship of open space and recreation but is also closely related to the issues addressed in the Conservation Element.

11.2 Purpose of the Element

Recreation and the availability of open space is an important facet of everyday life. Never before has public awareness regarding physical fitness and exercise been as great as it is at the present time. Similarly, the value of open space to provide visual relief from urban congestion, to protect wildlife and to conserve resources is becoming an increasingly important issue.

Organized and informal sports activities promote good health and cooperation among young people. Recreation pursuits are equally important for adults as a means to reduce stress associated with urban living. Parks often provide the only open space for active recreation available to children and adults since yard areas are often too small for play and other recreational activities.

The Fontana study area is in close proximity of National Forest Recreation areas as well as the Lytle Creek Recreation area.

Open space devoted to uses beside recreation activities provides additional important qualities to everyday life. The confined space of urban areas is relieved by open views of hillsides and ridgelines in a natural condition. Wildlife areas offer opportunities for exploration and learning. Utility corridors, though primarily for well defined uses other than open space, provide opportunities for pedestrian linkages between the city, planning area and county.

A number of key issues will continue to have an impact on the City's ability to maintain and expand recreation facilities and services in the coming years. First, vacant land in the north and south of the planning area will continue to develop. Infill development in the City's core and in county areas is expected to continue. The increased population will require a full

range of services, including those related to parks and recreation.

A number of easements, including those for flood control, rail lines, and utilities, are located in Fontana and present the City with a unique opportunity to expand the existing system of trails and bikeways.

The Open Space/Recreation Element for the City of Fontana is specifically concerned with enhancing and expanding the City's recreational needs and providing open space.

11.3 Components of the Open Space/Recreation Plan

The Open Space/Recreation Element is comprised of three general use categories. These are: 1) Natural Open Space areas - intended for habitat protection with only passive recreational uses, if any; 2) Mixed Use Open Space areas - these are areas which serve a primary function other than recreation but have the possibility of providing a wide range of recreational and open space opportunities; and 3) Active Open Space - intended primarily for recreation, such as a park.

11.3.1 Natural Open Space

These areas coincide with the OS-N Natural Area as defined within the Land Use Element. The intention of this category is to allow, for specific environmental reasons, certain areas to remain in a natural condition. Included are the Jurupa Hills and the foothills adjacent to the San Bernardino National Forest. Environmental constraints in these areas include steep topography, wildfire potential, a capacity for erosion and/or landslides, visual qualities, archaeological potential, and a range of wildlife habitat. These areas may include both private and public lands. Primary use of these areas is limited to residential at one unit per 20 acres.

The hills on the southern and northern borders of the City provide a significant visual backdrop to the urban environment. These areas, along with landscaped, agricultural or other open areas located throughout the City, provide visual relief from the expanses of roads, buildings and signs. It is the City's intent to preserve hillside open space wherever possible, yet still allow for development. Hence, the one unit per 20-acre density.

In order to ensure the preservation of plant and wildlife resources, land must be protected from development to provide areas for native biota to thrive. Land use policy calls for the preservation of wildlife habitat through the designation of the OS-N Natural Area. Although the open space has not been set aside specifically to create and preserve habitat area, the areas will undoubtedly be used by wildlife for foraging and habitat. Further discussion of biotic resources is provided in Section 10.2.4 of the Conservation Element.

The OS-N Natural Area designation provides other benefits beside protection of aesthetic and biotic resources. Development on steep hillsides can have adverse environmental consequences (e.g., increased hazard of landslides, erosion, runoff) and can endanger persons living in homes built on rugged terrain. Wildfires in these areas also pose a significant threat. To reduce environmental and public safety risks associated with hillside development, land use policy calls for the use of the OS-N designation in areas where slopes exceed 30 percent. Areas designated as OS-N are shown on the Land Use Policy Map within the Land Use Element.

11.3.2 Mixed Use Open Space

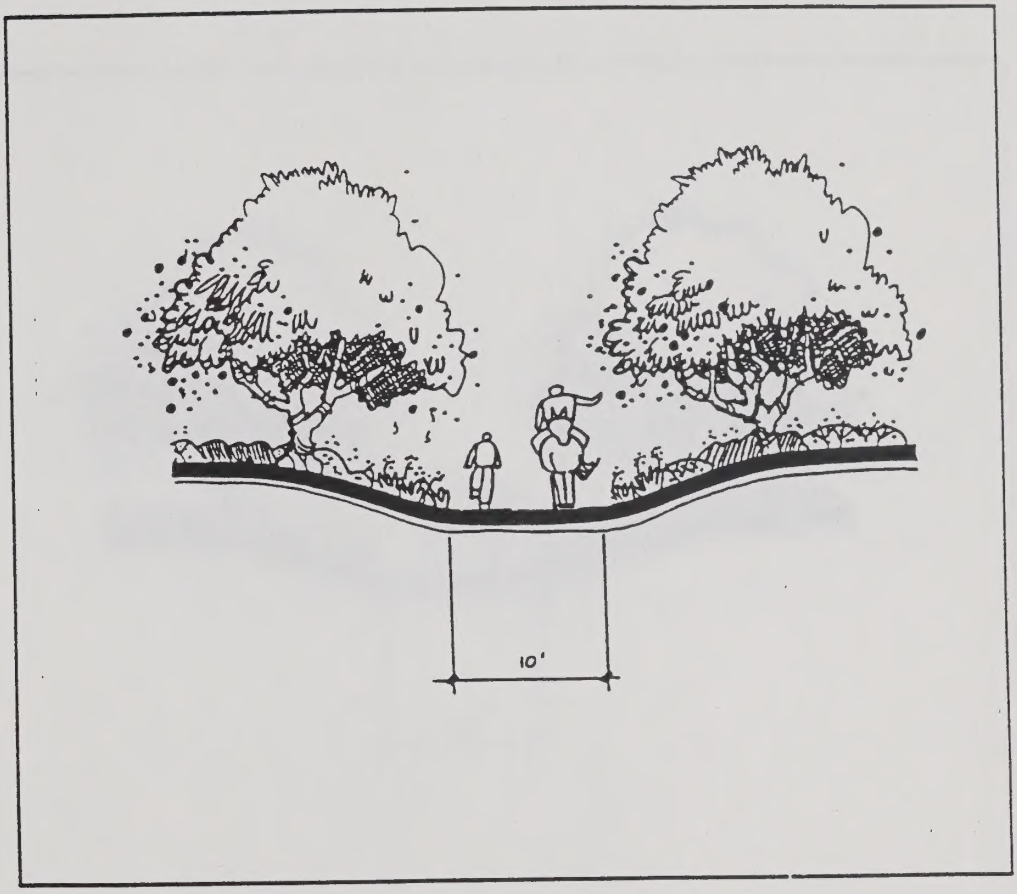
These areas include both a range of primary land uses and a variety of recreational opportunities. Land use designations include the OS-R Resource Area and the P-UC Utility Corridor categories. The OS-R category includes land uses such as agriculture, quarries, retention/detention basins and flood control channels. P-UC designations include land uses such

as power, water, and gas transmission facilities. Both of these categories have non-recreational primary uses which include open space characteristics. Some of the uses allow for a variety of recreational opportunities within that open space. These opportunities include wildlife corridors and habitat, equestrian and bicycle paths, landscape buffers, and parks and playfields. Because of the corridor nature of many of these land uses, they provide an opportunity for pedestrian linkages throughout Fontana.

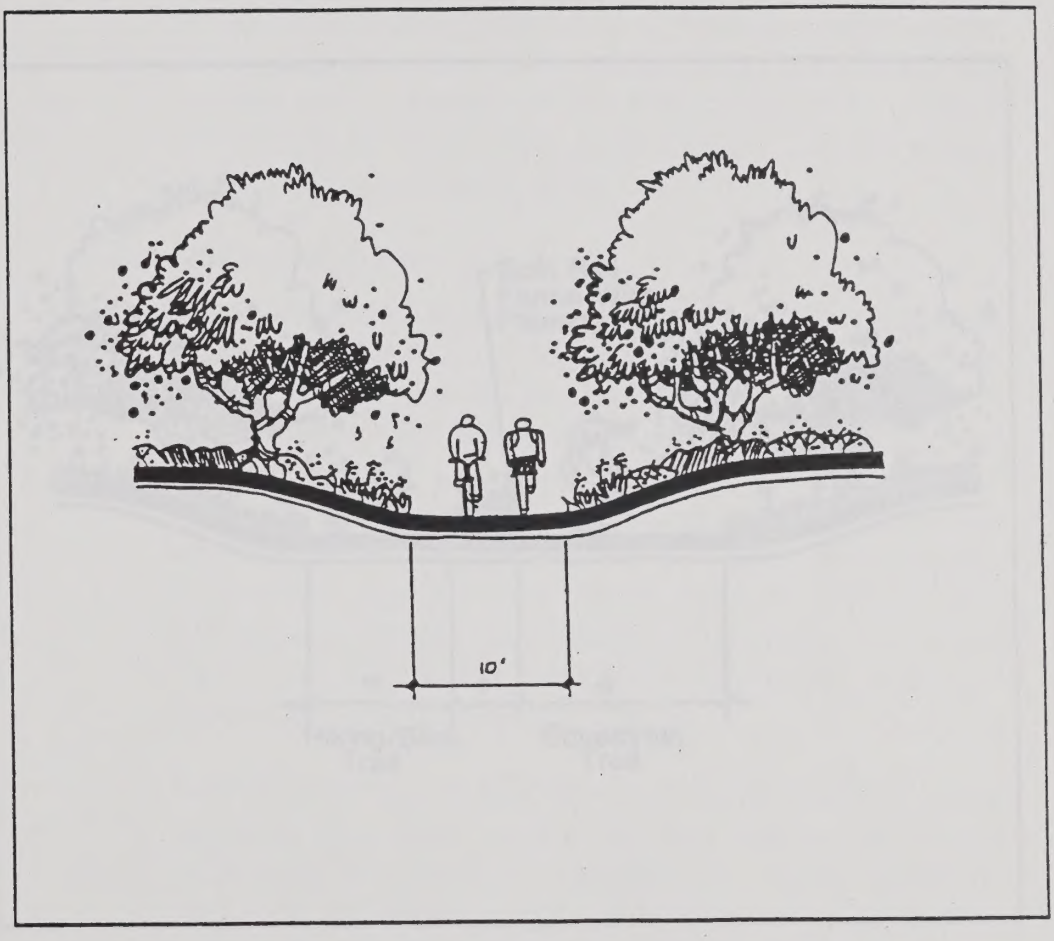
The recreational/open space opportunities that can be applied to utility corridors have already been demonstrated in Fontana. Utility corridors in the Heritage Village, Hunters Ridge, South Park and Southridge specific plans allow for playfields, parks, trails and natural habitat tc be incorporated into Southern California Edison and quasi-public easements. This general plan encourages the continued development of easements for alternative open space and recreational uses. Exhibit LU-3, the Land Use Policy Map, identifies easements which have the potential to be developed for a variety of recreational uses.

The Circulation Element includes provisions for the establishment of bicycle facilities such as routes and storage sites. These routes, however, follow established roadways. Use of utility easements allows for bike routes as well as hiking and equestrian trails to be separated from traffic. Standards for various trail possibilities are shown on Exhibits OS-1, OS-2 and OS-3. In general, trail standards should conform to these configurations. In certain areas, trail standards may need to be adjusted in response to access or right-of-way constraints.Standards and use of the illustrated trail types are generally described as follows:

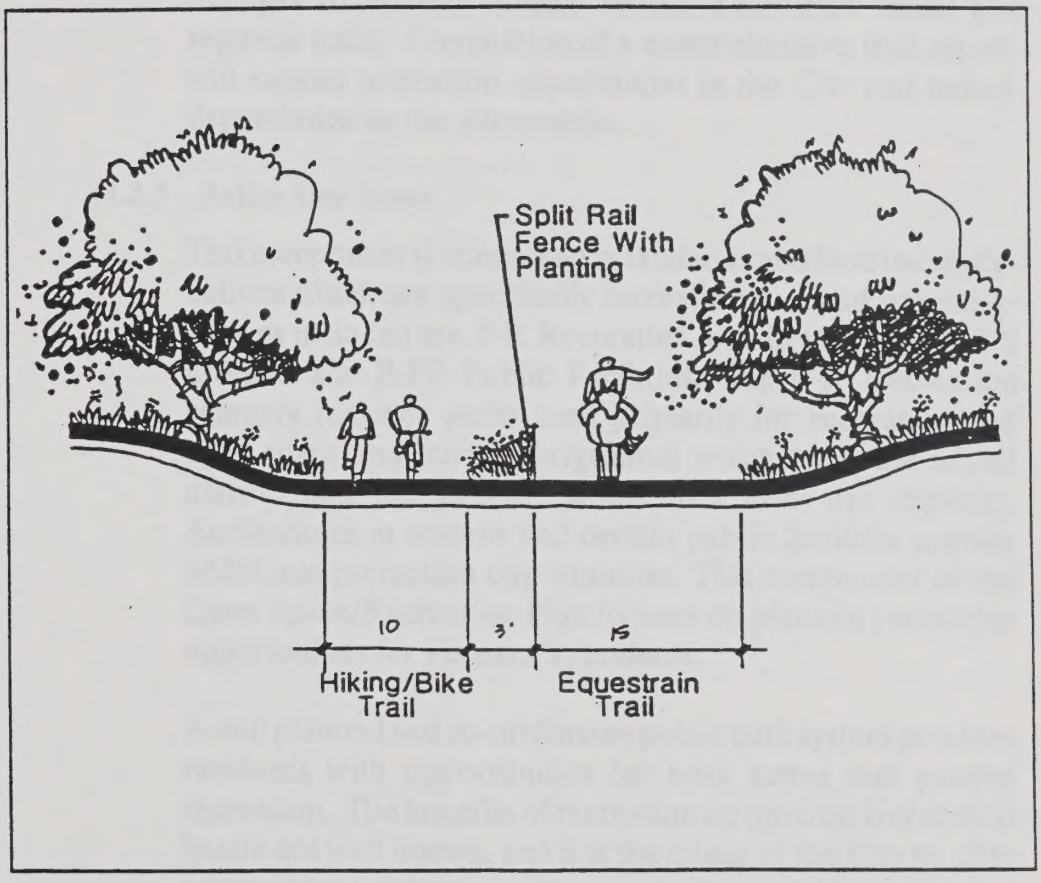
Equestrian/Hiking Trail. This category of trail is to be used for horseback riding, hiking and jogging. No facilities are provided and trail will be an unimproved dirt path.



Hiking/Bike Trail. This category of trail is used jointly by bicyclists and hikers. The bikeway consists of an asphalt or concrete path. The hiking/jogging trail is located adjacent to the bikeway and is unimproved. Small rest stops may be located at strategic intervals along the trail.



Joint-Use Trail. This trail may be used by equestrians, bicyclists, and hikers. The bikeway is fully improved with concrete or asphalt. The hiking and equestrian trails are dirt paths. The equestrian trail is separated from the hiking trail and bikeway.



Landscaping along trails should be limited to those areas where landscaping would otherwise be provided. These landscaped areas include designated parks, landscaped shoulders along roadways, greenbelts, landscaped open space, and golf courses. Permitting native vegetation to thrive along other trail links will provide habitat for native species.

The Open Space/Recreation Plan focuses on identifying utility corridors and other easements that provide multi-use recreation potential. These areas can provide, where feasible, linkages to existing bicycle routes, equestrian trails, and regional trails. Completion of a comprehensive trail system will expand recreation opportunites in the City and reduce dependence on the automobile.

11.3.3 Active Use Areas

This component is comprised of land uses and land use designations which are specifically recreational. Land use designations included are P-R Recreation and, in some cases, P-S Schools and P-PF Public Facilities. The P-R Recreation category includes parks used primarily for recreation and open space and school playgrounds which serve the school district and the general public in a joint use capacity. Auditoriums at schools and certain public facilities provide additional recreation opportunities. This component of the Open Space/Recreation Plan focuses on planned recreation opportunities for Fontana's residents.

A well planned and co-oridinated public park system provides residents with opportunities for both active and passive recreation. The benefits of recreation on physical and mental health are well known, and it is the intent of the City to offer community residents every opportunity to achieve physical and mental health goals through recreation.

In addition, the City recognizes that new development requires additional park facilities. The north Fontana area is comprised of large tracts of undeveloped land. It is the City's

aim to provide park space readily accessible to the future residents of these areas.

This component of the Open Space/Recreation Plan establishes long-range strategies and standards for the development of new parks in Fontana. This component will serve as the basis for future park facilities planning.

In January 1987, a Parks and Recreation Element was prepared for the City by Florian Martinez Associates (FMA) to identify existing and future needs of the City. The FMA plan was based on land use and population projections in the 1981 Fontana General Plan. The discussion of park and recreation needs and standards in this element is based on the Florian Martinez report but reflects the land use changes contained within the General Plan. The FMA report serves as the background report to this element and is contained within the Open Space Technical Report.

Park Standards

The National Recreation and Parks Association (NRPA) publishes standards for both parks and specialized facilities such as game courts, athletic fields, and the like. While broad, generalized standards, such as those devised by the NRPA, provide benchmarks for needs assessments, the strict application of standards to individual cities is sometimes difficult. NRPA standards are contained in the Open Space Technical Report.

Other factors also need to be considered in planning for future parks. Climate, age make-up of the population, availability of regional recreation facilities all affect when, by whom and how frequently parks will be used.

Standards for parks are commonly expressed in a ratio of the number of acres of park land per 1,000 population. The nature of the ratio allows sensitivity to population densities. In order to ensure that City residents, now and in the future,

are provided with sufficient park land to meet recreation needs, the ratio for establishing parks in Fontana is 5 acres per 1,000 persons. The five acres per thousand population is allocated as follows: two acres per thousand for community parks and three acres per thousand for neighborhood parks.

Additional standards for park development include specfic criteria for park types and criteria for park site selection.

Park Types

Parks can be categorized by location, spatial requirements, and facilities. Parks in Fontana have been placed in one of four general categories: regional parks, community parks, neighborhood parks, and sub-neighborhood parks. The Florian Martinez report describes each as follows:

Regional Parks Standards:

A regional park is a major park of 100 or more acres that offers recreational opportunities of a nature or of such a wide variety that it attracts people in the widest possible range of age and interest and generally serves the population living within a one hour drive.

The regional park needs of the residents of Fontana will be fulfilled by the existing development and approved future master planned development of the 325 acre Martin Tudor Jurupa Hills Regional Park. Accordingly, the City need be concerned only with community, neighborhood and sub-neighborhood parks.

Community Parks

A community park is a walk-in drive-to park of 20-40(+) acres, with a service radius of 1 1/2 miles, serving a population of 10,000 to 30,000 people. It serves several neighborhoods. A typical community park may include some or all of the following:

- Swimming pool
- Sports fields - lighted
- Recreation - activity building
- Tennis courts
- Picnic areas
- Play apparatus areas
- Restrooms
- Off-street parking
- Service yard

The planned expansion of the North Fontana Park will modify it from a neighborhood park to a large community park.

The 23 acre Veterans' Park is also a community park, serving a communitywide area.

Neighborhood Parks:

A neighborhood park is primarily a walk-to park of 5-15 acres when adjacent to an elementary school and 10-20 acres when not adjacent to an elementary school.

It is intended to provide near at hand recreational facilities and to serve as a neighborhood focal point. In general, a neighborhood is an area served by an elementary school. It serves a population of 2,500 to 5,000 persons and has a service radius of 1/2 mile. A neighborhood recreation center may be a combination school and recreation park that provides space for outdoor and indoor recreation activities under supervision. Some neighborhood recreation centers, however, may be on sites that are not contiguous with schools. Regardless of location, the neighborhood recreation center shall be planned primarily for children from approximately 4 - 14 years of age and for family groups, but may include an area for pre-school

children. When a site is contiguous with an elementary school, it shall be designed to readily serve both school and neighborhood recreational needs. The site should be within walking distance of the homes within the neighborhood. Each neighborhood should be served by a neighborhood park or park playground. The amenities of each neighborhood park should be determined by the particular needs of the individual neighborhoods. A neighborhood park should be designed to provide the basic walk-to recreational type facility and open space to serve the day to day needs of the specific neighborhood. A typical neighborhood park may include some or all of the following:

- Play tot lot
- Paved area for court games
- Field for sports which could be in conjunction with the elementary school playground provided the park is contiguous with a school site
- A family picnic and barbeque area
- Open space for free play
- Neighborhood center facility
- Quiet area
- Off street parking
- Landscaping 30% of site and transition area and perimeter buffer

Sub-Neighborhood Parks:

Because of the difficulty of providing full sized neighborhood and community parks in the older, built-up portions of the City, it shall be the policy of the City of Fontana to establish smaller recreational areas. Such smaller areas may take the form of vest pocket parks, play lots, or tot lots as defined below:

Vest Pocket or Mini Park

Usually less than one acre in size, may be designed to serve children only, senior citizens only, or all age groups, depending on the needs of the neighborhood. The size and location is determined more by the availability of vacant land than any other factor.

Mini Play Lot

A small area intended for children up to 6 or 7 years of age. It is essentially a substitute for the back yard and thus is usually provided in high density areas. Play lots range in size from 2,500 square feet up to one acre and usually feature play apparatus, a paved area for wheel toys, benches, sand areas, a small wading or spray pool and landscaped treatment. Children should not be required to cross a major arterial street to reach a play lot.

Tot Lot

Play area for small children, generally consists of a sand area, play equipment, and a shady sitting spot for mothers and/or fathers, usually located within a neighborhood or community park.

The schematic diagram on Exhibit OS-4 summarizes standards and facilities within community, neighborhood,and sub-neighborhood park categories.

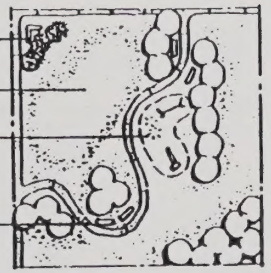
Site Selection Standards

The City of Fontana and areas within the City's sphere of influence have grown considerably since the early 1980's. The rate of growth for northern and southern areas of Fontana is expected to match current trends. New developments in these areas will require the construction of new parks and facilities. Park site aquisition will be necessary.

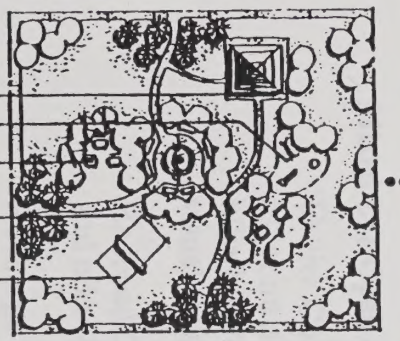
All future park sites obtained through dedications or purchases should be adequate in terms of meeting the recreational needs of the City. A park that is inaccessible, lacks usable open space or is otherwise constrained has a limited utility to the residents it is designed to serve. To ensure that this does not happen, the following standards are established to apply to the selection of new park land.

- The service area ideally should not be divided by natural or man-made barriers such as arterial highways, railroads, freeways and commercial or industrial areas which would render the site inaccessible or undesirable as a park.
- Neighborhood parks should be located adjacent to elementary schools whenever possible. Primary consideration should be whether the existing school has adequate play space to serve both its own education needs and the needs of the neighborhood for playground space.
- The site for a community park ideally should be of sufficient size to include a recreation building unless adjacent school facilities can be designated to serve public uses when school is not in session.
- The site for a neighborhood park, especially when not attached to a school, should have street frontage. If located where adjacent streets are not sufficient for parking, the site should have a parking lot. Community park sites should have direct access to an arterial street.

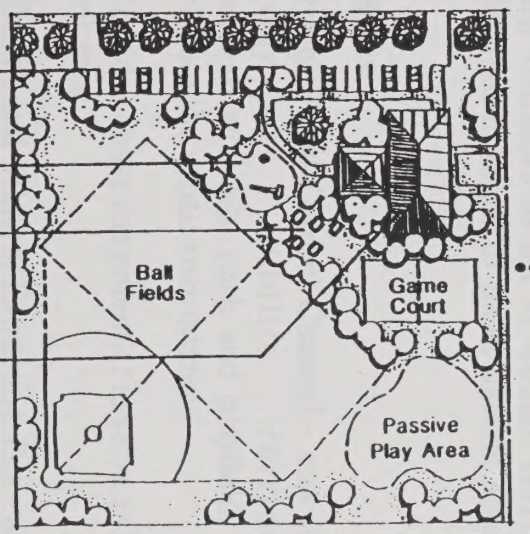
Mini Park



Neighborhood Park



Community Park



Facilities and Standards

Primary Function	Space Standard	Service Area Radius	Tot Lot	Picnic Area	Passive Area	Restrooms	Basketball	Volleyball	Tennis	Baseball	Soccer	Community Center	Nature	Swimming
Passive	Up to 1 AC.	1/4 mi.	○	○	○									
Passive/ Active	5-20 AC.	1/2 mi.	○	○	○	□	□	□	□	◇	◇			
Active	20-40 AC.	1-2 mi.	○	○	○	○	○	□	□	□	□	◇	◇	◇

○ Facility Should be Included in All Parks

□ Facility May be Included in Park

◇ Facility Will be Limited to a Few Parks

- All neighborhood and community park sites should be accessible to the people of the community by foot, by bicycle, or a short drive by automobile.

11.4 Open Space/Recreation Plan

The three components just described (Natural Open Space, Mixed Use Open Space and Active Open Space) are combined within the Open Space and Recreation Plan (see Exhibit OS-5). This graphic illustrates the diversity of existing and potential open space and recreational opportunities that are available in Fontana. Indicated on the Plan are locations throughout the City that relate to the aforementioned components. These are described as follows

Natural Open Space

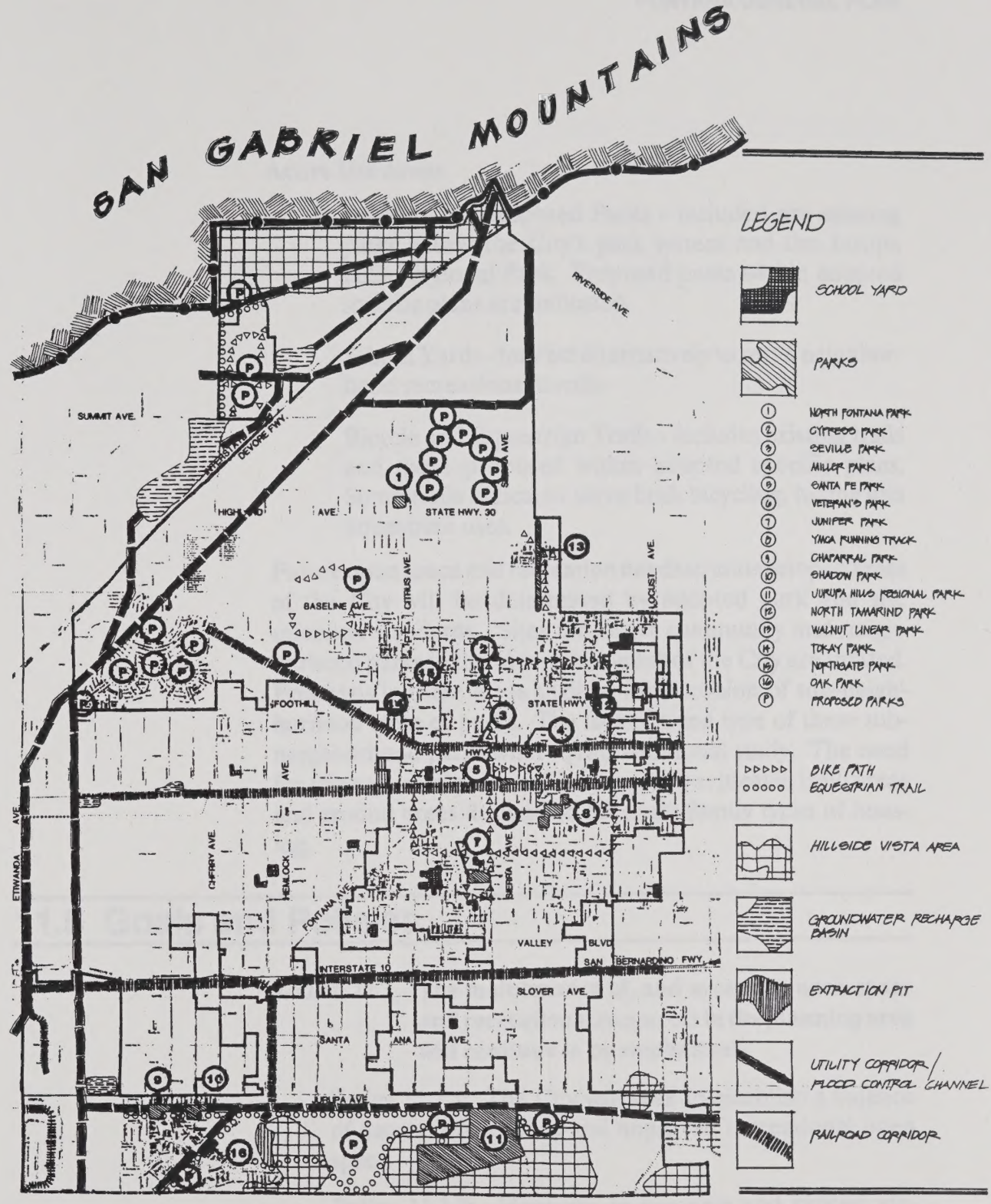
Hillside Vista Areas - serve as wildlife habitat, archaeological resource areas and visual amenity. The use of utility corridors to act as wildlife corridors and/or pedestrian linkages to these natural areas is evident.

Mixed Use Open Space

Utility Corridor/Flood Control Channel - may serve alternatively as wildlife corridors, hike/bike/equestrian trails, park and playfield, and visual relief from the urban environment.

Railroad Corridor - have the potential to serve as hike and bike linkages.

Recharge Basins and Mineral Extraction Pits - alternative uses include wildlife habitat, passive open space uses and playfields.



↑ North 0 5000 scale in feet

FONTANA
General Plan

Exhibit OS-5
Open Space and Recreation

Active Use Areas

Existing and Proposed Parks - included are existing parks within the City's park system and the Jurupa Hills Regional Park. Proposed parks within adopted specific plans are indicated.

School Yards - may act alternatively to serve neighborhood recreational needs.

Bicycle and Equestrian Trails - includes existing trails and those proposed within adopted specific plans. Some trails indicated serve both bicycling, hiking and equestrian uses.

Future open space and recreation needs in undeveloped areas of the City will be determined by adopted park and site selection standards. Sites for larger community and neighborhood parks in the older, core areas of the City are limited. Emphasis in these areas shall be for provision of sub-neighborhood types of parks. The location and type of these sub-neighborhood parks will require additional study. The need for these types of parks will be especially critical in infill areas and around areas designated for multi-family types of housing.

11.5 Goals and Policies

GOAL 11.1 The maintenance of, and access to, open space and recreational resources in the planning area will continue to be emphasized.

Policy 11.1.1: The City will seek to establish a balance of natural open space and improved recreational open space.

Policy 11.1.2: Measures to preserve and protect significant natural environments, particularly those in the

Jurupa Hills and San Gabriel Mountains, shall be implemented.

GOAL 11.2 - Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.

Policy 11.2.1: The City will continue to require the development of open space and recreation areas within new residential developments.

Policy 11.2.2: A system of neighborhood parks within convenient walking distance of all urban areas shall be established.

Policy 11.2.3: Develop parks in conjunction with school facilities whenever possible to encourage joint use.

Policy 11.2.4: Ensure that sub-neighborhood parks are designed to meet the particular needs of the area they serve, i.e., seniors, families with children.

Policy 11.2.5: Define additional cultural facilities (libraries, community center, theater or band shells, etc., to meet the needs of the community).

Policy 11.2.6: Park standards for the City of Fontana are 2 acres/thousand persons for community parks and 3 acres/thousand persons for neighborhood parks.

Policy 11.2.7: The City will prepare a Strategic Master Plan of Parks, Open Space and Trails within a one-year period of this policy's adoption.

GOAL 11.3 - The City shall preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the planning area.

Policy 11.3.1 The City shall protect and preserve significant habitats and hilly areas with slopes greater than

30 percent within the Jurupa Hills and San Gabriel Mountains.

GOAL 11.4 -The City shall provide for pedestrian, equestrian and bicycle trails as linkages between open space and recreational facilities within the planning area.

Policy 11.4.1: The City shall, as appropriate and in conjunction with fee owners, designate creeks, channels, utility corridors, and transportation rights-of-way as major elements of the open space/recreation network. This network shall provide a link with other open spaces and recreation areas within the City and with adjacent city and county recreation plans.

SECTION D - PUBLIC HEALTH AND SAFETY

SECTION D - PUBLIC HEALTH AND SAFETY

D. PUBLIC HEALTH AND SAFETY

The Public Health and Safety Section is comprised of three elements: 1) the Safety Element; 2) the Noise Element; and 3) the Air Quality Element. State Government Code Section 65302 requires the inclusion of both a Noise Element and a Safety Element within the General Plan. The Air Quality Element, though not mandated by State law, has been included because of the unique air quality characteristics which Fontana and the Inland Empire share. All three elements have been combined within the Public Health and Safety Section because of their relation to the health and safety of Fontana residents.

Several major issue areas are addressed within this section. These include:

- Reducing risks associated with natural hazards such as wildfires, earthquakes and floods;
- Limiting the occurrence of and responding to hazards resulting from structural fires and hazardous materials and substances;
- Enhancing quality of life values by reducing noise impacts and addressing air quality problems.

The Public Health and Safety Section is one of the most important components of the City's General Plan. This section is directly concerned with reducing the loss of life, injury, and property damage that might result from disasters or accidents whether natural or manmade. This component also addresses quality of life, and mental and physical health concerns associated with noise generation and air quality problems.

Safety Element

12.0 SAFETY ELEMENT

12.1 Introduction

The Safety Element is concerned with the identification of and minimization of naturally occurring and man-made hazards within the City. Presented within this element is an overview of existing environmental hazards found within the planning area. This includes naturally occurring hazards such as seismic events and flooding as well as man-made hazards such as toxic waste generation. As with other elements within the general plan, a more complete discussion of environmental hazards and the agencies and plans responsible for dealing with these hazards is found in the Safety Element Technical Report which is located under separate cover from this document.

Following the overview of existing conditions is a discussion of specific issues regarding hazards in the planning area. Goals, policies and implementation measures which address these issues are then presented.

12.2 Environmental Hazards

Environmental hazards occurring in the planning area can be divided into two major categories: naturally occurring hazards and man-made hazards. Naturally occurring hazards found in Fontana include earthquakes, wildland fires, floods, slope failure, and extreme winds. Chemical contamination, structural and chemical fires, transportation accidents and air and

water pollution are examples of man-made hazards. Exhibit S-1 indicates the location and type of certain environmental hazards found in the planning area.

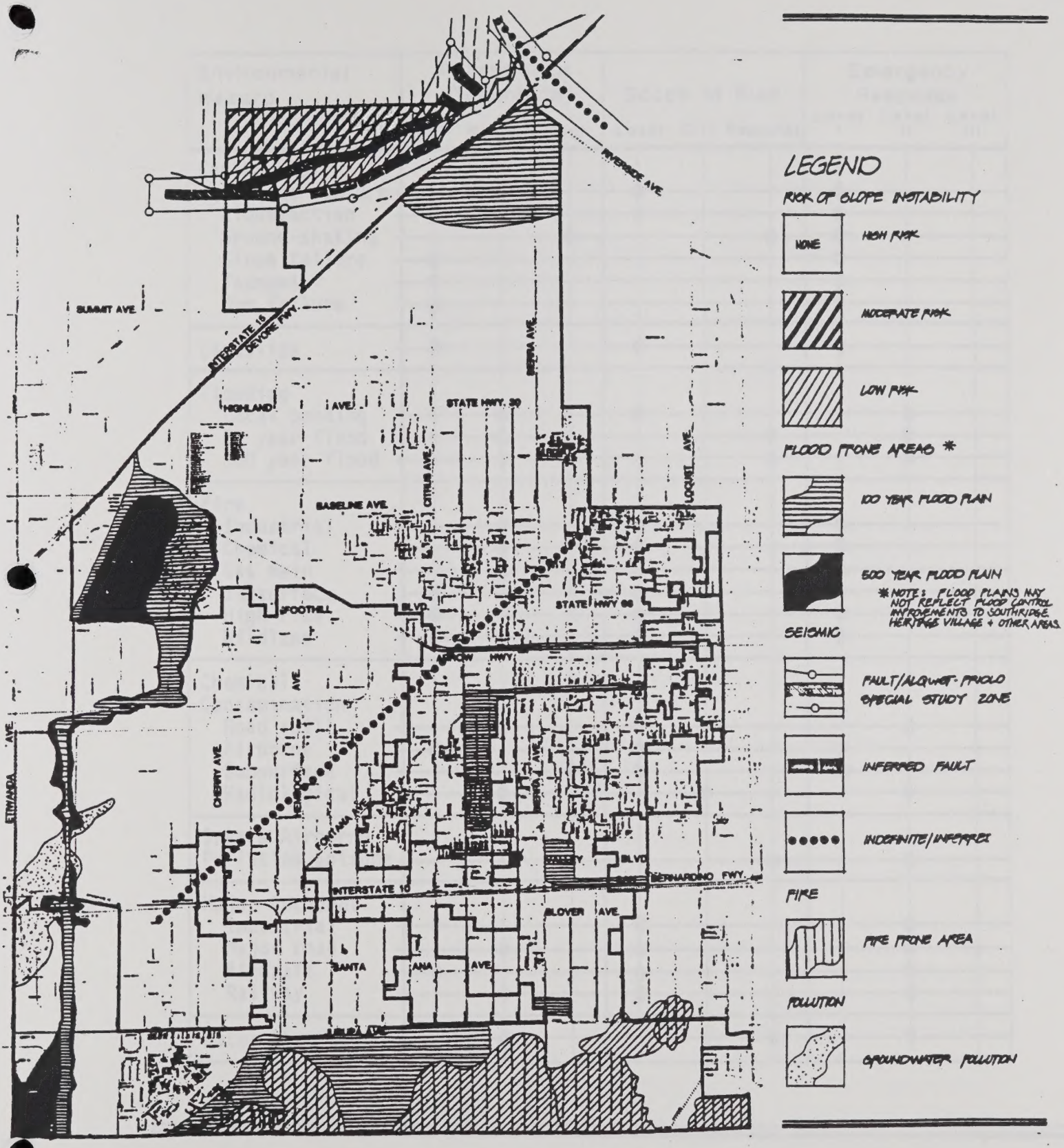
The precise nature and level of risk to the community for various hazards is dependent on a variety of environmental and cultural factors. For example, proximity of a structure to an earthquake fault does not necessarily determine the potential for damage to that structure. Groundwater levels, soil composition and geologic substructure are environmental factors which can influence the potential for structural damage and loss of life during a seismic event.

An assessment of the risk potential for environmental hazards in the Fontana planning area is provided on Table S-1. Included on the table is the expected geographic extent and expected levels of emergency response needed to deal with the event. Each potential hazard to the public safety has been assessed according to the following levels of risk:

- **Low Risk** - The level of risk below which no specific action is deemed necessary. The occurrence of a specific event is unlikely.

- **Medium Risk** - The level of risk above which specific action is required to protect life and property, though the probability of the event taking place is low to moderate.

- **High Risk** - Risk levels are significant and occurrence of a particular emergency situation is highly probable or inevitable.


LEGEND
RISK OF SLOPE INSTABILITY
NONE
HIGH RISK
MODERATE RISK
LOW RISK
FLOOD PRONE AREAS *
100 YEAR FLOOD PLAIN
500 YEAR FLOOD PLAIN
* NOTE: FLOOD PLAINS MAY NOT REFLECT FLOOD CONTROL IMPROVEMENTS TO SOUTHRIDGE, HERITAGE VILLAGE + OTHER AREAS.
SEISMIC
FAULT/ALQUIST-PRIOLO SPECIAL STUDY ZONE
INFERRED FAULT
INDEFINITE/INFERRED
FIRE
FIRE PRONE AREA
POLLUTION
GROUNDWATER POLLUTION
SUMMIT AVE
INTERSTATE 15 DEVORE FWY.
RIVERSIDE AVE.
HIGHLAND AVE.
STATE HWY. 30
SIERRA AVE.
CITRUS AVE.
LOCUST AVE.
BASELINE AVE.
FOOTHILL BLVD.
STATE HWY 66
ARROW HWY.
CHERRY AVE.
HEMLOCK
FONTANA
ETIWANDA AVE.
INTERSTATE 10
SAN BERNARDINO FWY.
SLOVER AVE.
SANTA ANA AVE.
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0
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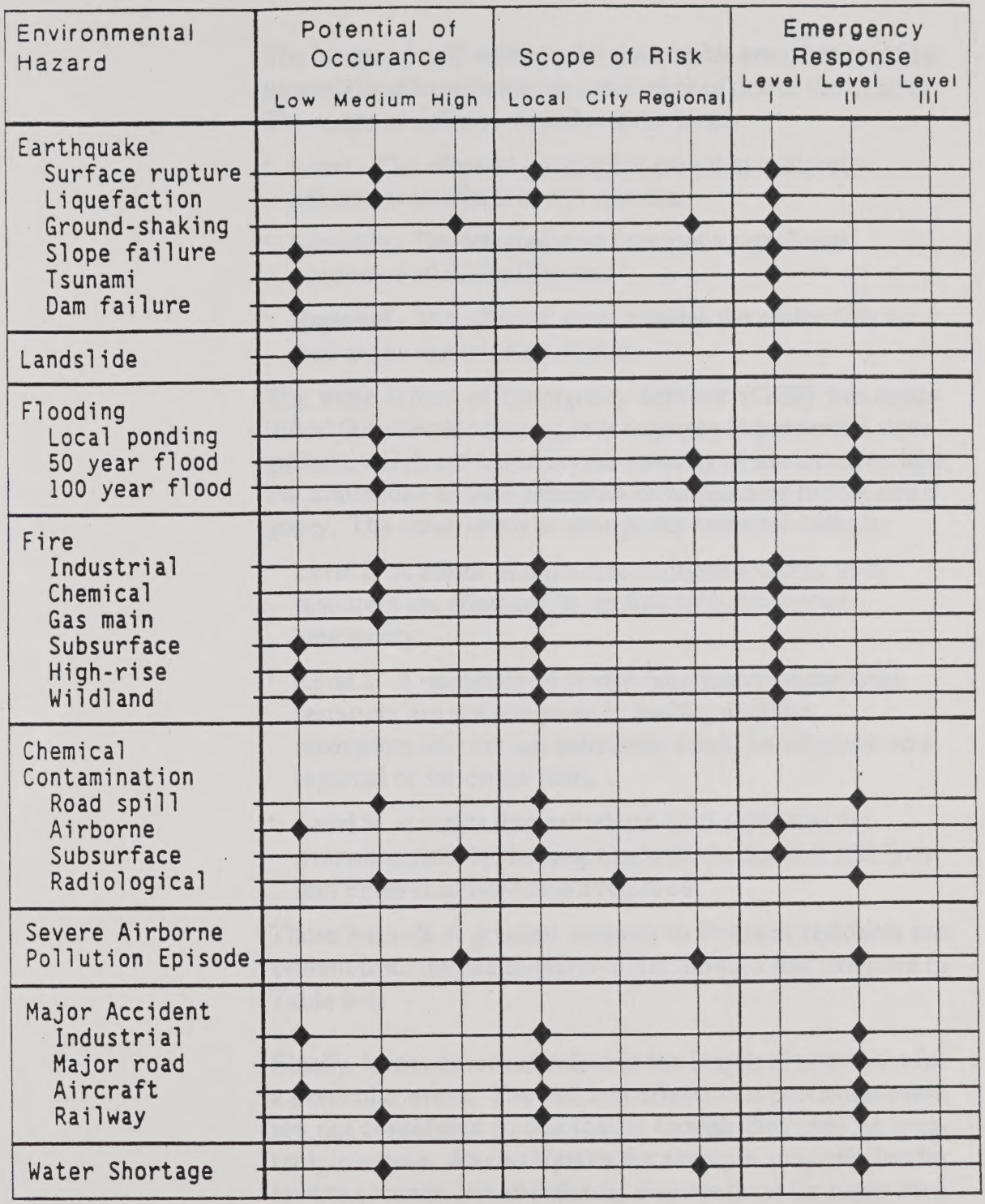

Environmental Hazard
Potential of Occurance
Low Medium High
Scope of Risk
Local City Regional
Emergency Response
Level I
Level II
Level III
Earthquake
Surface rupture
Liquefaction
Ground-shaking
Slope failure
Tsunami
Dam failure
Landslide
Flooding
Local ponding
50 year flood
100 year flood
Fire
Industrial
Chemical
Gas main
Subsurface
High-rise
Wildland
Chemical Contamination
Road spill
Airborne
Subsurface
Radiological
Severe Airborne Pollution Episode
Major Accident
Industrial
Major road
Aircraft
Railway
Water Shortage

The "scope of risk" refers to the geographic area that could be potentially affected with the occurrence of one of the hazards. The scope of risk also includes three levels:

- **Local** - The affected geographic area that is directly affected is localized or site specific;
- **Citywide** - The affected area includes a significant portion or all of the City; and
- **Regional** - The affected area includes the entire City as well as the surrounding region.

The State Office of Emergency Services (OES) has established three levels of emergency response to peacetime emergencies, which are based on the severity of the situation and the availability of local resources in responding to that emergency. The three levels of emergency response include:

- **Level 1**: A minor to moderate incident wherein local resources are adequate in dealing with the current emergency.
- **Level 2**: A moderate to severe emergency where local resources are not adequate in dealing with the emergency and mutual assistance would be required on a regional or statewide basis.
- **Level 3**: A major disaster where local resources are overwhelmend by the magnitude of the disaster and State and Federal assistance are required.

Those hazards of greatest concern to Fontana residents are evident from the examination of the "level of risk" columns in Table S-1.

Finally, "event duration" refers to the length of ocurrence for a particular event. The residual effects of a particular event are not considered in this matrix though they may be long-term in nature. An earthquake, for example, may only last for several seconds, but aftershocks may continue for many days, months, or in some instances even years. Fault displacement may result in permanent alterations in topography. Finally, property damage may be so extensive that complete recovery

may take years. The following three categories are used in classification of event duration:

- **Immediate** - The occurrrence of a particular event is instantaneous or measurable in terms of seconds or minutes.
- **Short-Term** - The duration of a particular event is generally measured in terms of hours of days.
- **Long-Term** - The duration of a particular event extends for a much longer period of time. Specific hazards that are considered continuous or on-going are included in this category.

Individual environmental hazards in the planning area are addressed briefly in the following paragraphs.

12.2.1 Natural Hazards

Seismic: Fontana, like most cities in California, is located in a seismically active region. It can be expected, therefore, that a significant seismic event will occur in the planning area. The timing and magnitude of such an event cannot be predicted although planning efforts for emergency response must be predicated on the certainty of such an event. Simply put, a major earthquake resulting in the loss of thousands of lives and the disruption of normal patterns of living can be expected and plans for an emergency response to this event should not be delayed.

Fontana has experienced seven earthquakes with a magnitude of 6.0 or greater within the last 150 years. These events have been attributed to three active faults. These are: 1) the San Andreas fault - located just a few miles northeast of the planning area and capable of producing an earthquake of magnitude 8.0 on the Richter Scale; 2) the San Jacinto Fault - which crosses the northern boundary of the planning area and is capable of a 7.0 magnitude quake; and 3) the Cucamonga Fault - capable of a 6.5 magnitude earthquake and also crossing the northern portion of the planning area. The latter two

two faults are indicated on Exhibit S-1 along with inferred and indefinite faults in the planning area.

The primary effects of an earthquake include surface rupture, ground shaking, liquefaction, and ground subsidence. The occurrence of any one of the above is dependent upon numerous factors including earthquake intensity, distance from epicenter, soil type, and moisture content of the soil. Tables S-2 and S-3 provide an indication of the type of damage that can be expected during an earthquake of a given intensity.

In accordance with the Alquist-Priolo Special Studies Zones Act of 1972, areas determined by the State Geologist to be of special earthquake concern have been located on Exhibit S-1. The act requires that a geological report be prepared for these areas before development is allowed to ensure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults.The City may also designate other areas within the planning area to be of special geologic concern and require geologic studies prior to development.

Slope Instability: The potential for slope instability is determined by a number of factors including slope gradient, soil type, amount of erosion or disturbance, drainage, and soil water retention. Locations within the planning area which are susceptible to slope failure are limited to the Jurupa Hills and the foothills of the San Gabriel Mountains. These areas at present include no intense urban development with the exception of a small portion of the Jurupa Hills at the southern edge of the Southridge Specific Plan.

Studies by the Division of Mines and Geology indicates no significant slope stability problems within the planning area. However, the potential for instability exists in any steeply sloping area particularly when grading has occurred

Table S.2
Modified Mercalli Intensity Scale of 1931

The first scale to reflect earthquake intensities was developed by de Rossi of Italy, and Forel of Switzerland, in the 1880s. This scale, with values from I to X, was used for about two decades. A need for a more refined scale increased with the advancement of the science of seismology, and in 1902 the Italian seismologist, Mercalli, devised a new scale on a I to XII range. The Mercalli Scale was modified in 1931 by American seismologists Harry O. Wood and Frank Neumann to take into account modern structural features:

I Not felt except by a very few under especially favorable circumstances.

II Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.

III Felt quite noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motorcars may rock slightly. Vibration like passing of truck. Duration estimated.

IV During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.

V Felt by nearly everyone, many awakened. Some dishes, windows, etc., broken; a few instances of cracked plaster; unstable objects overturned. Disturbances of trees, poles, and other tall objects sometimes noticed. Pendulum clocks may stop.

VI Felt by all, many frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight.

VII Everybody runs outdoors. Damage negligible in building of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly-built or badly designed structures; some chimneys broken. Noticed by persons driving motor cars.

VIII Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly-built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Persons driving motor cars disturbed..

IX Damage considerable in specially designed structures; well designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken.

X Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations; ground badly cracked. Rails bent. Landslides considerable from river banks and steep slopes. Shifted sand and mud. Water splashed (slopped) over banks.

XI Few, if any, (masonry) structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipelines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.

XII Damage total. Practically all works of construction are damaged greatly or destroyed. Waves seem on ground surface. Lines of sight and level are distorted. Objects are thrown upward into the air.

Table S.3
Comparison of Richter Magnitude and Modified Mercalli Intensity

Richter Magnitude	Expected Modified Mercalli Maximum Intensity (at epicenter)	
2	I-II	Usually detected only by instruments
3	III	Felt indoors
4	IV-V	Felt by most people; slight damage
5	VI-VII	Felt by all; many frightened and run outdoors; damage minor to moderate
6	VII-VIII	Everybody runs outdoors; damage moderate to major
7	IX-X	Major damage
8+	X-XII	Total and major damages

After Charles F. Richter, 1958, Elementary Seismology.

Source: "California Geology," September 1984

Flooding: Major flood hazards associated with storm flows from the San Gabriel Mountains and Lytle Creek have been controlled by Army Corps of Engineer facilities built in the 1940s and 1950s and by the Hawker-Crawford and San Sevaine channels. These facilities have controlled major streambed overflow problems although localized flooding does occur in certain portions of the planning area. These areas are indicated on Exhibit S-1, Environmental Hazards.

Surface flows in the planning area generally travel east and south to the Rialto Channel in areas east of Sierra Avenue and west and south to the San Sevaine Channel for areas west of Sierra Avenue. Floodwaters are received by San Bernardino County Flood Control District (SBCFCD) facilities. Although the SBCFCD has developed a master plan for flood control in the environs of the planning area, many of the the required facilities have yet to be completed, particularly in undeveloped portions of Fontana. A complete discussion of flood control facilities for the planning area is provided in Section 8.2.7, Flood Control Infrastructure, of the Infrastructure Element.

Localized flooding problems will continue to be a problem in the planning area until such time that proposed flood control plans are fully implemented. This flooding will be exacerbated by new developments which produce runoff.

Wildfires: Wildland fires result from the ignition of natural vegetation in undeveloped areas. The potential for and severity of damage caused by wildland fires is a function of a number of factors including type and amount of vegetation, topography, proximity to urban development and weather conditions. Wildland fires can be caused naturally by lightning, or can be man-made through carelessness with flammable materials. Such fires result in the loss of wildlife habitat, watershed, and often structures when occurring close to urban areas.

In addition to being a destructive force, fire plays an important role in the ecology of Southern California vegetation. Many species have adapted to occasional immolation and the health and vitality of natural communities is often dependent on a cycle of fire. This conflict between the needs of the natural environment, the watershed, and recreation desires of humans must be recognized.

12.2.2 Man-made Hazards

Structural Fires: Structural fires generally will be localized in a specific area. These types of fires have the potential to destroy millions of dollars worth of property. In addition, many of the City's industries store quantities of flammable and/or potentialy toxic materials. Structural fires tend to pose the most danger to humans because of the greater probability of human presence. The threat of such occurrences requires that extra measures be taken to ensure adequate fire safety.

The Central Valley Fire District (CVFD) has primary responsibility for all urbanized and much of the undeveloped portion of the planning area. Besides responding to fires, the CVFD provides rescue rescue services, reponds to toxic materials emergencies, inspects commercial and industrial structures, and gives educational seminars and conducts fire awareness campaigns.

The CVFD currently operates five stations in the planning area. Equipment stationed at the locations includes five engines, five water tenders, and one ladder truck. Average response time to any area of the City is 4-5 minutes.

The Insurance Services Office (ISO) is a private fire insurance rating organization which provides a protection class rating for jurisdictions throughout the nation. This rating is on a scale of one to ten with one being the highest possible rating

Fire insurance compaines use the ISO rating system to establish fire insurance premiums throughout the country. The current ISO for Fontana is Class 4. The CVFD would prefer to have a rating of Class 3. The CVFD hopes to better this rating with a proposed fire station near Slover Avenue and Sierra Avenue.

Hazardous Materials and Substances: General plan guidelines identify hazardous materials as "an injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosices, volatile chemicals, and nuclear fuels." The City of Fontana contains many industries which use, produce and store a variety of hazardous materials. In addition, the City's location on major transportation routes, both rail and freeway, implies that hazardous materials frequently pass through Fontana. The City also serves as the hub for numerous transport companies which carry a variety of hazardous and non-hazardous material.

The threat to the Fontana area that hazardous wastes pose is evidenced by the presence of soil and groundwater pollution discovered within portions of the Kaiser Steel Corporation property. The Environmental Protection Agency, Kaiser, and various governmental agencies are discussing plans for addressing these pollution issues. Given the large number of industries in Fontana that may generate hazardous wastes, such as wrecking yards, risk of soil and water contamination is considered high.

Other risks from hazardous materials beside pollution of soil and water are present in the planning area. In the event of an accident involving rail or truck transported materials, or a fire involving stored material, the potential for release of toxic gases exists. Such an occurrence might require the evacuation of residents for extended periods.

The County of San Bernardino carries primary responsibility for management of all hazardous wastes produced in the county. In response to state legislation (AB2948, 'The Tanner

Bill'), the county has produced a Hazardous Waste Management Plan'(HWMP). The HWMP serves as the primary hazardous waste planning document. The HWMP is a cooperative planning effort. The county, cities within the county, the state, the public and industry jointly develop a plan for the disposal, handling, processing, storage and treatment of local hazardous wastes. The Safety Element Technical Report identifies the producers and handlers of hazardous materials within the City. Included is a list of agencies responsible for regulating the use and storage of hazardous materials. This local information is derived from the county's Hazardous Waste Management Plan.

Transport of hazardous materials by truck and rail is regulated by the U.S. Department of Transportation through National Safety Standards. The federal safety standards are also include in the California Administrative Code. The California Health Services Department regulates hazardous waste haulers only. Because railroads and interstate highways are federally controlled or regulated, the City's options in regulating transport on these facilities is limited. The technical report provides designated safe routes for the transport of hazardous materials as well as safe stopping and parking places.

12.3 Emergency Preparedness Plan

The City of Fontana's Emergency Preparedness Plan is a document which addresses the jurisdiction's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. The plan does not apply to normal day-to-day emergencies and the well-established and routine procedures used in coping with such emergencies. Instead, the operational concepts reflected in the plan focus on potential large-scale disasters which can generate unique situations requiring unusual responses. Such disasters pose major

threats to life and property and can impact the well-being of large numbers of people.

The Emergency Preparedness Plan is placed into effect immediately upon the existence or declaration of a state of emergency for the state or nation. It may also be placed into effect in case of local disaster by action of city officials.

The Plan provides overall organizational and operational concepts for responding to various types of identified hazards. Included are listings of responsible response agencies, emergency action checklists for hazard specific responses, and operational data such as listings of resources, key personnel, essential facilities, etc. The Plan is updated on a periodic basis to improve disaster response and recovery operations.

12.4 Goals and Policies

GOAL 12.1 - The City will encourage urbanization only in those areas without significant potential for risk to life and property.

Policy 12.1.1: The City will restrict development in those areas where the slope exceeds 30 percent and in those areas subject to flooding. Special geologic analysis will be required in hillside areas.

Policy 12.1.2: Development within Alquist-Priolo Special Studies Zones are subject to the restrictions and requirements of the Special Studies Zones Act.

Policy 12.1.3: Fire management plans shall be required for all new development in areas subject to wildfires.

GOAL 12.2 - The health and well-being of the community and the physical safety of its structures shall be safeguarded.

Policy 12.2.1: Conduct a survey to identify all structures in the City constructed of unreinforced masonry..

Policy 12.2.2: Continue to update an emergency preparedness plan to ensure that emergency shelters and emergency evacuation routes are provided and clearly identified.

GOAL 12.3 - The City will make an effort to minimize potential hazards to public health, safety, and welfare.

Policy 12.3.1: Cooperate with and support in every way possible current Federal, State, and County agencies responsible for the enforcement of health, safety, and environmental laws.

Policy 12.3.2: The Fire Department and Police Department will continue to review development proposals to determine the impacts of such development on emergency services.

Policy 12.3.3: The City will continue to ensure that the appropriate safety and construction standards are maintained in all new development.

GOAL 12.4 - The City will make every effort to ensure that all City residents, workers and visitors are protected from exposure to hazardous materials and wastes.

Policy 12.4.1: The City will cooperate with the enforcement of disclosure laws requiring all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials at the site and to notify the appropriate County, State and/or Federal agencies in the event of a violation.

Policy 12.4.2: Identify the location of roadways where hazardous materials may be transported and restrict the transport of such materials to those routes.

Policy 12.4.3: Cooperate with railroads to insure that hazardous materials transported by rail through the City do not present a threat to life or property in Fontana.

Policy 12.4.4: Land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials will be located a safe distance from land uses that may be adversely impacted by such activities.

Policy 12.4.5: Commercial and industrial facilities shall be required to participate in a hazardous materials mitigation and response program.

Policy 12.4.6: The City shall encourage the expeditious cleanup of contaminated soils and groundwater at the Kaiser Steel site.

Noise Element

13.0 NOISE ELEMENT

13.1 Introduction

The Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Fontana residents will be protected from excessive noise intrusion.

The Noise Element follows the revised State guidelines in the State Government Code Section 653021(g) and Section 460.50.1 of the Health and Safety Code. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information will become a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement. The Element is divided into four sections. Included under separate cover is the Technical Appendix that contains background information and a glossary that defines a number of key terms used in noise assessments. A Model Noise Ordinance for adoption by the City is also presented in the Technical Appendix. The Noise Element is organized as follows:

- **Issue Identification** presents the noise issues in the City that are to be addressed within the Noise Element.

- **Findings** section summarizes the noise environment and the implementation programs to minimize noise and land use conflicts.
- **Goals and Policies** defines the goals of the Noise Element and summarizes the policies to be implemented by the City to achieve these goals.

13.2 Issue Identification

13.2.1 Transportation Noise Control

Within the City of Fontana are a number of transportation related noise sources including freeways, aircraft overflights, railroads, major arterials, collector roadways and agricultural equipment. These sources are the major contributors of noise in Fontana. Cost effective strategies to reduce their influence on the community noise environment are an essential part of the Noise Element.

13.2.2 Noise and Land Use Planning Integration

Information relative to the existing and forecast noise environment within Fontana should be integrated into future land use planning decisions. The Element presents the noise environment in order that the City may include noise impact considerations in development programs.

13.2.3 Community Noise Control for Non-Transportation Noise Sources

Residential land uses and areas identified as noise sensitive must be protected from excessive noise from non-transportation sources including industrial activities and equipment. These impacts are most effectively controlled through the adoption and application of a City Noise Ordinance.

13.3 Findings

The predominate noise sources in Fontana, as in most other communities, comes from mobile noise sources including motor vehicles. A number of freeways, railroad lines, and arterial roadways expose portions of the City to significant noise levels, particularly in those areas directly adjacent to these sources. Aircraft operations from Ontario International Airport, located to the west, contribute to the noise environment. To a lesser extent, aircraft operations from Rialto Municipal Airport to the east, also affect the City. The noise environment in Fontana is typical of a rural setting, except at locations affected by these transportation noise sources.

Other sources of noise within the City are from non-transportation sources including industrial and commercial plants, agricultural equipment and associated railroad and vehicular truck traffic. A major steel manufacturing plant is located on the city boundary.

Noise affects all types of land uses and activities, although some are more sensitive to high noise levels than others. Land uses identified as noise sensitive include residences of all types; hospitals, rest homes, convalescent hospitals, places of worship and schools. Within the City are a number of public and private schools, day care centers and rest homes.

The noise environment for Fontana can be described using noise contours developed for the major noise sources within the City. The contours are developed for existing 1987 conditions and future 2007 conditions and are presented in Exhibits N-1 and N-2 respectively. Both the 60 and 65dB CNEL contour levels are shown on these maps. The 60 dB CNEL contour represents the Noise Referral Zone for which any proposed noise sensitive land use within this zone should be evaluated on a project specific basis and the project may require mitigation to meet City or State (Title 25) standards.

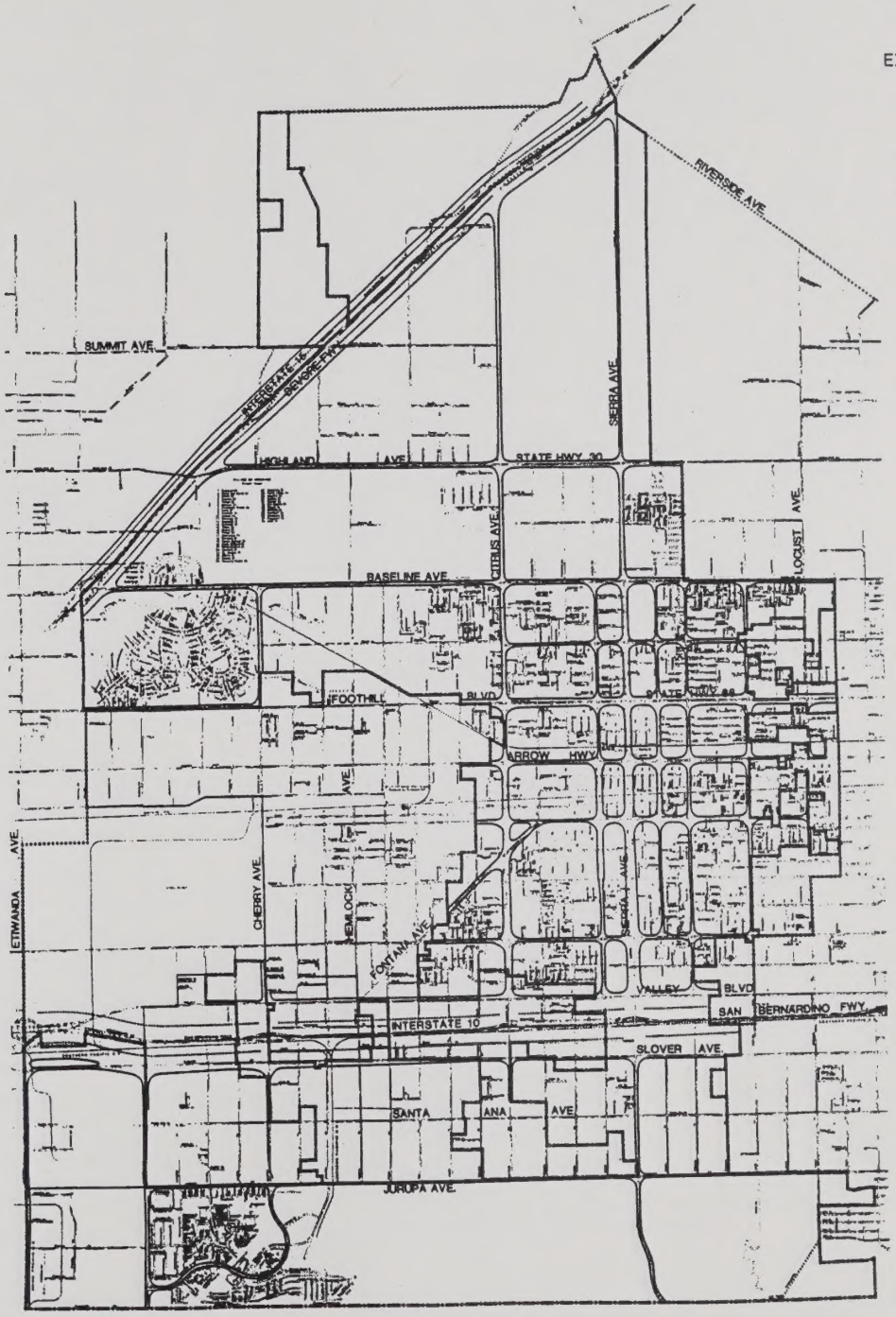
The 65 CNEL represents zones where residential development should be discouraged without proper mitigation as part of the project.

The sources of noise in Fontana can be divided into two basic categories, transportation sources and non-transportation sources. A local government has little direct control of transportation noise at the source. State and Federal agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels. The most effective method the City has to mitigate transportation noise is through reducing the impact of the noise onto the community (i.e., noise barriers and site design review).

Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the most common way of alleviating traffic noise impacts. The effect of a noise barrier is critically dependent on the between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier. The greater the penetration the greater the noise reduction.

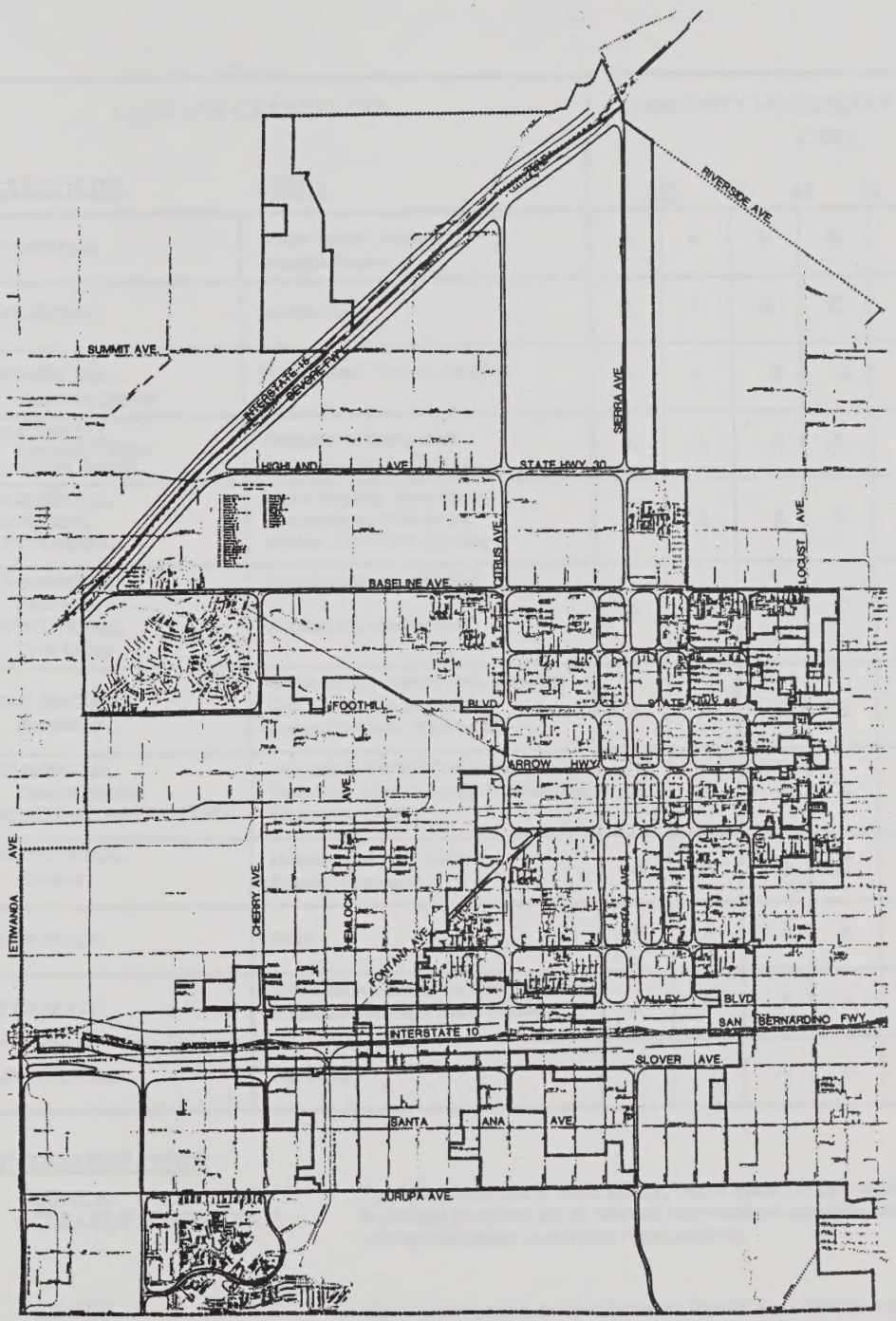
Noise concerns should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by establishing standards and criteria that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table N-1 presents criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the basis for the development of specific Noise Standards. These standards, presented in Table N-2, present the City policies related to land uses and acceptable noise levels. These tables are the primary tools which allow the City to ensure integrated planning for compatibility between land uses and outdoor noise.

The most effective method to control community noise impacts from non- transportation noise sources is through application of the Community Noise Ordinance. The City should consider amending and adopting a new comprehensive community noise ordinance to help ensure that City residents are not exposed to excessive noise levels from non-transportation noise sources. The Noise Ordinance is designed to protect quiet residential areas from stationary noise sources. The noise levels encouraged by the ordinance are typical of a quiet residential area.



FONTANA
General Plan

Exhibit N-1
Existing Traffic Noise Contours



FONTANA
General Plan

Exhibit N-2
Future Traffic Noise Contours

Table N-1
Land Use Noise Compatibility Matrix

LAND USE CATEGORIES		COMMUNITY NOISE EQUIVALENT LEVEL CNEL						
CATEGORIES	USES	<55	60	65	70	75	80>	
RESIDENTIAL	Single Family, Duplex, Multiple Family	A	A	B	B	C	D	D
RESIDENTIAL	Mobile Home	A	A	B	C	C	D	D
COMMERCIAL Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
COMMERCIAL Regional, Village District, Special	Commercial Retail, Bank Restaurant, Movie Theatre	A	A	A	A	B	B	C
COMMERCIAL INDUSTRIAL INSTITUTIONAL	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
COMMERCIAL Recreation INSTITUTIONAL Civic Center	Amphitheatre, Concert Hall Auditorium, Meeting Hall	B	B	C	C	D	D	D
COMMERCIAL Recreation	Childrens Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D
COMMERCIAL General, Special INDUSTRIAL,INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
INSTITUTIONAL General	Hospital, Church, Library Schools' Classroom	A	A	B	C	C	D	D
OPEN SPACE	Parks	A	A	A	B	C	D	D
OPEN SPACE	Golf Course, Cemeteries, Nature Centers Wildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
AGRICULTURE	Agriculture	A	A	A	A	A	A	A

INTERPRETATION

ZONE A
CLEARLY COMPATIBLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

ZONE B
NORMALLY COMPATIBLE

New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.

ZONE C
NORMALLY INCOMPATIBLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

ZONE D
CLEARLY INCOMPATIBLE

New construction or development should generally not be undertaken.

Table N-2
Interior and Exterior Noise Standards

LAND USE CATEGORIES		ENERGY AVERAGE CNEL	
CATEGORIES	USES	INTERIOR [1]	EXTERIOR [2]
RESIDENTIAL	Single Family, Duplex, Multiple Family	45 [3]	65
	Mobile Home	—	65 [4]
COMMERCIAL INDUSTRIAL	Hotel, Motel, Transient Lodging	45	65 [5]
INSTITUTIONAL	Hospital, Schools' classroom	45	65
	Church, Library	45	—
OPEN SPACE	Parks	—	65

INTERPRETATION

1. Indoor environment excluding: Bathrooms, toilets, closets, corridors.

2. Outdoor environment limited to: Private yard of single family
   Multi-family private patio or balcony which is served by a means of exit from inside.
   Mobile home Park
   Hospital patio
   Park's picnic area
   School's playground
   Hotel and motel recreation area

3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.

4. Exterior noise level should be such that interior noise level will not exceed 45 CNEL.

5. Except those areas affected by aircraft noise.

13.4 Goal and Policies

GOAL 13.1 - Provide for measures to reduce noise impacts from transportation noise sources.

Policy 13.1.1: Construct barriers to mitigate sound emissions where necessary or where feasible. Actively participate in the development of noise abatement plans for freeways and rapid transit.

Policy 13.1.2: Ensure the inclusion of noise mitigation measures in the design of new roadway projects in Fontana.

Policy 13.1.3: Reduce transportation noise through proper design and coordination of routing.

Policy 13.1.4: Ensure the effective enforcement of City, State and Federal noise levels by all appropriate city divisions.

GOAL 13.2 - Incorporate noise considerations into land use planning decisions. These measures will be achieved through the following programs.

Policy 13.2.1: Establish acceptable limits of noise for various land uses throughout the community. Zoning changes should be consistent with the compatibility of the projected noise environment.

Policy 13.2.2: Monitor noise effects of aircraft operations at Rialto Municipal Airport.

Policy 13.2.3: Encourage acoustical design in new construction to meet noise attenuation standards.

GOAL 13.3 - Develop measures to control non-transportation noise impacts.

Policy 13.3.1: Establish new Community Noise Ordinance to mitigate noise conflicts.

Amendments to the 1990 Air Quality Element:

Resolution No. 93-124 Major Revision to the Air Quality Element

14.0 AIR QUALITY ELEMENT

14.1 Introduction

Adverse air quality is one of the most important environmental concerns in Fontana. In the past, pollutants from the former Kaiser Steel Mill greatly contributed to Fontana's air quality problems. Now, although the mill has been closed for some time, increased urbanization in the surrounding region has brought new problems. The General Plan recognizes the special importance of air quality, in part by the preparation of this General Plan Element.

The element contains a brief overview of air quality conditions, the regulatory framework behind the Air Quality Element, and a series of Goals, Policy and Program statements. Detailed information on current and historic air quality factors is found in the General Plan Air Quality Technical Report. Estimates of air pollutant levels based on the buildout of land uses described in the General Plan is found in the General Plan Environmental Impact Report. (Revised 10/19/93: Res. No. 93-124)

14.2 Issues

Key issues pertaining to air quality are as follows:

- Air quality within the Fontana Planning Area is below both State and Federal air quality level standards.
- Rapid development, both within the planning area and the region, is contributing to occurrences of air pollution levels exceeding State and Federal standards.
- Localized concentrations of pollutants, especially ozone and carbon monoxide, presently affect sensitive air quality receptors such as schools, hospitals, and residential areas.
- Air quality is a regional problem which is being addressed by a number of agencies and jurisdictions, most importantly the South Coast Air Quality Management District.

14.3 BACKGROUND

Fontana is located in the South Coast Air Basin of Southern California. The Basin consists of the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

The air quality in San Bernardino County results from a unique combination of factors; air flow patterns and emission sources, both local and those located through the region. These factors result in some of the worst air quality in the nation. San Bernardino County regularly exceeds state and federal air quality standards for Ozone (0_3), Carbon Monoxide (CO), Nitrogen Dioxide (NO_2), and Particulate Matter (PM_{10}). Other air pollutants include sulfur dioxide, hydrocarbons, and lead. Exceedances are acute during summer months when onshore wind patterns transport pollutants from the western portion of the South Coast Air Basin, notably Los Angeles and Orange Counties, combining with local sources. San Bernardino County records the most severe violations of air quality standards for Ozone and PM_{10} in the summer months relative to the rest of the air basin. (Added 10/19/93: Res. No. 93-124)

There are two main sources of air pollutant emissions: mobile sources and stationary sources. Mobile sources include automobiles, motorcycles, trucks, airplanes, and ships. Motor vehicles constitute the largest generator of air pollutant emissions in Fontana. Stationary sources which produce significant amounts of pollutants include electrical power generating facilities which service the City, manufacturing, fabrication, and other industrial processes, and combustion of natural gas. Electrical power generating plants are distributed throughout the Basin and their emissions contribute to the total regional pollutant burden. A power generating facility is located nearby in Rancho Cucamonga.

High concentrations of the air pollutants pose health problems for the general population, especially young children that are very active outdoors, the elderly, and the sick. Areas where these people congregate are considered sensitive receptors. Examples of sensitive receptors include schools, hospitals, convalescent homes, and nursing homes.

The State of California and the federal government have established air quality standards and emergency episode criteria for various pollutants. These standards are used to determine attainment of State and Federal air quality goals and plans. Generally, State standards are more strict than the Federal standards.

Tables describing the historic state and federal exceedance of selected monitored pollutants in the City of Fontana since 1982 are included in the Air Quality Technical Report. As shown in these tables, carbon monoxide, nitrogen oxide, and sulfur oxide levels have not exceeded either state or federal standards in the last five years. Only ozone and particulates continue to exceed both state and federal levels.

According to the Air Quality Technical Report, the City produces approximately 728 pounds of carbon monoxide, 387 pounds of hydrocarbons, 5,597 pounds of nitrogen oxide, 3,151 pounds of sulfur oxide, and 409 pounds of particulates daily. By comparison, the entire planning area currently produces approximately 1,070 pounds of carbon monoxide, 594 pounds of hydrocarbons, 8,575 pounds of nitrogen oxide, 4,910 pounds of sulfur oxide, and 637 pounds of particulates daily.

14.4 REGULATORY FRAMEWORK

The Clean Air Act, promulgated in 1970 and amended twice thereafter, including the recent 1990 amendment, establishes the framework for modern air pollution control. The Act directs the Environmental Protection Agency (EPA) to establish ambient air standards for six pollutants: Ozone, Carbon Monoxide, Lead, Nitrogen Dioxide, Particulate Matter and Sulphur Dioxide. The standards (NAAQS) are divided into primary and secondary standards; the former are set to protect human heath within an adequate margin of safety and the latter to protect environmental values such as plant and animal life. (Section 14.4 added 10/19/93: Res. No. 93-124)

According to the Act, states are required to submit a State Implementation Plan (SIP) for areas that exceed the NAAQS, referred to as nonattainment areas. The SIP, which is reviewed and approved by the EPA, must demonstrate how the federal standards will be achieved. Failure to submit a plan or secure approval could lead to denial of federal funding and permits for such improvements as highway construction and sewage treatment plants. In cases where the SIP is submitted but fails to demonstrate achievement of the standards, the EPA is directed to prepare a Federal Implementation Plan.

In addition to the six pollutants regulated by federal legislation, the California Clean Air Act establishes standards for Hydrogen Sulphide, Sulphates and Vinyl Chloride. Responsibility for achieving these standards (which are more stringent than federal standards) is placed on the California Air Resources Board and local air pollution control districts. District plans for nonattainment areas must be designed to achieve a 5% annual reduction in emissions. Each district's Air Quality Management Plan (AQMP) is, in turn, incorporated into the SIP.

With the aim of complying with federal standards by 2007, the South Coast Air Quality Management District (SCAQMD) and Southern California Association of Governments (SCAG) jointly prepared the 1989 Air Quality Management Plan (AQMP). The

Plan calls for implementation of rules and regulations by the Air Resources Board, the South Coast Air Quality Management District, the Environmental Protection Agency, and local jurisdictions.

The AQMP calls upon local governments to achieve an 8% reduction regionwide in emissions from reactive organic gases and oxides of nitrogen. Specifically, local governments are asked to implement appropriate control measures contained in the AQMP to achieve this reduction. Several measures direct local government to adopt an Air Quality Element or its equivalent into its General Plan. If all of the applicable control measures are not implemented, the air quality standards cannot be achieved. In this event, the existing moratorium on location of stationary sources in the basin will be confined and federal funding and other permits may be denied until the standards are met.

The Air Quality Element has been amended in an effort to comply with federal and state regulations, and to improve air quality in the county and region.

Principles

1. Air Quality and Economic Growth

Achieve air quality improvements in such a way that continued economic growth can be sustained.

2. Market Incentives and Regulations

Achieve necessary air quality related life style and economic changes through market incentives where feasible and through regulatory measures where necessary.

14.5 GOALS AND POLICIES

The goals and policies listed below provide a common foundation for a coordinated, county wide action. (Major revision to Section 14.5 on 10/19/93: Res. No. 93-124)

Government Organization, Roles, and Responsibilities:

GOAL 14.1 - Effective coordination of air quality improvement within the portion of the South Coast Air Basin in San Bernardino County and improved air quality through reductions in pollutants from Orange and Los Angeles counties.

Policy 14.1.1: Coordinate with other jurisdictions in San Bernardino County to establish parallel air quality plans and implementation programs.

Policy 14.1.2: Coordinate a process to integrate related functional programs' implementation, monitoring and reporting.

Policy 14.1.3: Cooperate actively with Los Angeles, Orange and Riverside counties to comprehensively improve air quality at the emission source.

Policy 14.1.4: Involve environmental groups, the business community, special interests and the general public in the formulation and implementation of programs which effectively reduce air borne pollutants.

Policy 14.1.5: Advocate and support innovative strategies to improve air quality.

Ground Transportation:

GOAL 14.2 - A diverse and efficiently operated ground transportation system which generates the minimum feasible pollutants.

Automobile Use:

Policy 14.2.1: Use incentives, regulations and Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.

Policy 14.2.2: Use incentives, regulations and Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to reduce the vehicle miles traveled for auto trips which still need to be made.

Congestion Management:

Policy 14.2.3: Promote and establish modified work schedules which reduce peak period auto travel.

Policy 14.2.4: Participate in efforts to achieve increased designation, construction, and operation of HOV lanes on freeways in Los Angeles, Orange, Riverside and San Bernardino counties.

Policy 14.2.5: Coordinate overlapping components of the State mandated Congestion Management Program and the Regional Air Quality Plan.

Policy 14.2.6: Promote market based incentives and disincentives to relieve peak hour/peak direction congestion within highly congested travel corridors.

Expanded Transit System and Services

Policy 14.2.7: Cooperate in efforts to expand bus, rail and other forms of transit in the portion of the South Coast Air Basin within San Bernardino.

Policy 14.2.8: Promote expansion of all forms of transit in the urbanized portions of San Bernardino, Orange, Los Angeles and Riverside Counties.

Non-motorized Means of Transportation:

Policy 14.2.9: Provide bicycle and pedestrian pathways to encourage non-motorized trips.

Parking Management:

Policy 14.2.10: Manage parking supply to discourage auto use, while ensuring that economic development goals will not be sacrificed.

Policy 14.2.11: Promote a regional approach to increasing parking costs in order to discourage low vehicle occupancy.

Cleaner Fuels:

Policy 14.2.12: Promote state and federal legislation which would improve vehicle/transportation technology and which would establish differential pricing mechanisms to assess the true cost of emissions.

Policy 14.2.13: Invest in clean fuel systems on new local government fleet vehicles.

Land Use:

GOAL 14.3 - A pattern of land uses which can be efficiently served by a diversified transportation system and land development projects which directly and indirectly generate the minimum feasible air pollutants (17).

Policy 14.3.1: Manage growth by insuring the timely provision of infrastructure to serve new development.

Policy 14.3.2: Improve the balance between jobs and housing in order to create a more efficient urban form.

Policy 14.3.3: Support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution.

Policy 14.3.4: Integrate air quality planning with the land use and transportation process.

Particulate Emissions:

GOAL 14.4 - The minimum practicable particulate emissions from the construction and operation of roads and buildings.

Policy 14.4.1: Reduce particulate emissions from roads, parking lots, construction sites and agricultural lands.

Policy 14.4.2: Reduce emissions from building materials and methods which generate excessive pollutants.

Energy Conservation:

GOAL 14.5 - Reduced emissions through reduced energy consumption.

Policy 14.5.1: Reduce energy consumption through conservation improvements and requirements.

Policy 14.5.2: Reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters.

Policy 14.5.3: Promote local recycling of wastes and use of recycled materials.

14.5 AIR QUALITY PROGRAM

Because the air quality problem is larger than any one jurisdiction, the Air Quality Element includes programs which have been accepted by the fifteen cities in the San Bernardino County portion of the South Coast Air Basin. These consensus programs provide a common foundation for coordinated action. (Section 14.6 added 10/19/93: Res. No. 93-124)

Government Organization, Roles, and Responsibilities

Policy 14.1.1: Coordinate with other jurisdictions in San Bernardino County to establish parallel air quality plans and implementation programs.

Program 14.1.1.1: Adopt local air quality plans based on the San Bernardino County/Cities Regional Air Quality Plan, as amended by the City of Fontana.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.1.1.2: Establish an ongoing air quality implementation and project referral process within the San Bernardino portion of the South Coast Air Basin, adapting it as necessary to local circumstances, resources and procedures.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Policy 14.1.2: Coordinate a process to integrate related functional programs' implementation, monitoring, and reporting.

Program 14.1.2.1: Establish a coordination process for relating parallel actions undertaken as part of other regional or countywide plans.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan/Development Code.

Program 14.1.2.2: Participate with SANBAG in defining and implementing a Congestion Management Program for San Bernardino County.[1]

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.1.2.3: Establish and maintain an implementation/monitoring system devised as part of the Air Quality Plan preparation. Integrate with monitoring and reporting systems required for purposes which overlap with the Air Quality Plan.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Policy 14.1.3: Cooperate actively with Los Angeles, Orange, and Riverside counties to comprehensively improve air quality at the emission source.

Program 14.1.3.1: Jointly establish a communication network with key elected officials and staff involved in air quality planning in Los Angeles, Orange and Riverside counties as the basis for identifying and implementing parallel measures of mutual benefit.

[1] Programs which further more than one air quality policy

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Policy 14.1.4: Involve environmental groups, the business community, special interests, and the general public in the formulation and implementation of programs which effectively reduce air borne pollutants.

Program 14.1.4.1: Design and conduct efforts to involve the public and affected/interested parties in the adoption of local air quality plans and implementation of air quality improvement programs.

Potential actions could include: **(a)** Conducting Public Forums; **(b)** Establishing Communication and Education Programs; **(c)** Making written briefs available locally; **(d)** Conducting Planning Commission/City Council public workshops; and **(e)** Utilizing a variety of media forms to maximize citizen involvement.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Policy 14.1.5: Advocate and support innovative strategies to improve air quality.

Program 14.1.5.1: Support new approaches to improving air quality through: **(a)** Supporting legislation; **(b)** Cooperating with regional bodies; **(c)** Establishing pilot programs; and **(d)** Funding and/or participating in private/public partnerships.

Potential actions could include: **(a)** Supporting legislation which would authorize imposition of consumer product Emission Fees, either at retail outlets or manufacturing

points; **(b)** Instituting Time of Day, Seasonal, and Place Control Measures; **(c)** Implementing an Auto Buy-back Program; **(d)** Creating an Emission Reduction Trust to administer emission offsets; **(e)** Investigating the feasibility of Highway Electrification and Automation; and **(f)** Supporting State enabling legislation to reassess the equitable distribution of property and sales tax revenues.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Ground Transportation/Auto Use

Policy 14.2.1: Use incentives, regulations, and Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.

Program 14.2.1.1: Establish and implement a Transportation Demand Management Program.[1]

Potential actions could include: **(a)** Requiring TMA/TMO establishment for large employers and commercial/ industrial complexes, apply to new businesses at project approval or permit stage; **(b)** Implementing employee rideshare and transit incentives in public agencies; **(c)** Requiring employee rideshare and transit incentives for employers with more than 25 employees at a single location, apply to existing businesses at license renewal time and to new businesses at project approval or permit stage; **(d)** Participating in cooperative efforts to establish legislation affording incentives for purchase of vanpools; **(e)** Participating in the design and establishment of incentives which would eliminate vehicle trips; **(f)** Implementing teleconferencing and telecommuting programs in public agencies; **(g)** Requiring teleconferencing and telecommuting for private agencies with more than 25 employees at a single location, apply to existing businesses at license renewal time and to new

[1] Programs which further more than one air quality policy

businesses at project approval or permit stage; or **(h)** Participating with SANBAG to develop a private/public telecommunication center in San Bernardino County.

Timing:	1-2 years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.2.1.2: Define and implement auto limitation procedures in selected areas and at selected times, provided that alternative transportation modes are available.[1]

Establish regulations and procedures to limit direct auto access. Potential actions could include: **(a)** to special event centers; and **(b)** In auto-free zones during peak periods.

Timing:	1-2 years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.2.1.3: Establish incentives and regulations to eliminate work trips.[1]

Potential actions could include: **(a)** Implementing staggered, flexible, and compressed work schedules in public agencies; or **(b)** Requiring work schedule flexibility programs for employers with over 25 employees at a single location, apply to existing businesses at license renewal time and to new businesses at project approval or permit stage.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

[1] Programs which further more than one air quality policy

Policy 14.2.2: Use incentives, regulations, and Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to reduce vehicle miles traveled for auto trips which will need to be made.

Program 14.2.2.1: Establish and implement a Transportation Demand Management Program.[1]

Potential actions could include: **(a)** Requiring TMA/TMO establishment for large employers and commercial complexes, apply to new businesses at project approval or permit stage; **(b)** Implementing employee rideshare and transit incentives in public agencies; **(c)** Requiring employee rideshare and transit incentives for employers with more than 25 employees at a single location, apply to existing businesses at license renewal time and to new businesses at project approval or permit stage; **(d)** Participating in cooperative efforts to establish legislation affording incentives for purchase of vanpools; or **(e)** Participating in the design and establishment of incentives which would eliminate vehicle trips.

Timing:	1-2 years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.2.2.2: Establish and maintain telecommunication strategies to reduce the length of auto trips.[1]

Potential actions could include: **(a)** Implementing teleconferencing and telecommuting programs in public agencies; or **(b)** Requiring teleconferencing and telecommuting programs in public agencies.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

[1] Programs which further more than one air quality policy

Program 14.2.2.3: Define and implement auto limitation procedures in selected areas and at selected times, provided that alternative transportation modes are available.[1] Establish regulations and procedures to limit direct auto access.

Potential actions could include: **(a)** to special event centers; and **(b)** In auto-free zones during peak periods.

Timing:	1-2 years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Ground Transportation/Congestion Management

Policy 14.2.3: Promote and establish modified work schedules which reduce peak period auto travel.

Program 14.2.3.1: Establish incentives and regulations to spread work trips over a longer period to reduce peak period congestion.[1]

Potential actions could include: **(a)** Implementing staggered, flexible, and compressed work schedules in public agencies; **(b)** Requiring work schedule flexibility programs for employers with over 25 employees at a single location, apply to existing businesses at license renewal time and to new businesses at project approval or permit stage; or (c) Limiting truck traffic during peak periods: 6:00AM-9:00AM & 3:00PM-6:00PM.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

[1] Programs which further more than one air quality policy

Policy 14.2.4: Participate in efforts to achieve increased designation, construction, and operation of HOV lanes on freeways in Los Angeles, Orange, Riverside, and San Bernardino counties.

Program 14.2.4.1: Jointly, through the County, SANBAG, and SCAG participate with adjacent counties to expanding HOV lanes on the freeway system with those counties.

A potential action could be initiating an HOV task force to work with CALTRANS in implementing HOV lanes within the urbanized and urbanizing portions of Los Angeles, Orange, Riverside, and San Bernardino counties.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Policy 14.2.5: Coordinate overlapping components of the State mandated Congestion Management Program and the Regional Air Quality Plan.

Program 14.2.5.1: Participate with SANBAG in defining and implementing a Congestion Management Program for San Bernardino County to ensure appropriate coordination with air quality planning.

Timing:	1-2 Years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy/Ordinance

Policy 14.2.6: Promote market based incentives and disincentives to relieve peak hour/peak direction congestion within highly congested travel corridors.

Program 14.2.6.1: Cooperatively initiate a pilot program to explore, jointly with Los Angeles, Orange and Riverside counties, methods and workability of Congestion Fees for peak hour/peak direction use to be levied within highly congested travel corridors, particularly those which generate emissions transported to San Bernardino County.

Timing:	1-2 Years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy/Ordinance

Ground Transportation/Expanded Transit Systems/Services

Policy 14.2.7: Cooperate in efforts to expand bus, rail, and other forms of transit in the portion of the South Coast Air Basin within San Bernardino.

Program 14.2.7.1: Participate with public transit providers serving San Bernardino County in a cooperative program to increase transit services with existing equipment and expand services through transit facility improvements.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Program 14.2.7.2: Coordinate with public transit providers to increase funding for transit improvements to supplement other means of travel.[1]

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Ordinance

[1] Programs which further more than one air quality policy

Program 14.2.7.3: Plan for intraregional commuter and main line rail service development including convenience facilities at rail stops.

Potential actions could include: **(a)** Intensifying planned land uses in the vicinity of transit stops; or **(b)** Consolidating parking facilities to support transit as well as adjacent uses.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.2.7.4: Develop design standards that promote access to transit facilities.

Timing:	1-2 Years
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

Policy 14.2.8: **Promote expansion of all forms of transit in the urbanized portions of Los Angeles, Orange, Riverside, and San Bernardino counties.**

Program 14.2.8.1: Influence the expansion of intraregional commuter and main line rail services, particularly those linking with destinations in San Bernardino County.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.2.8.2: Support public transit providers in efforts to increase funding for transit improvements to supplement other means of travel.[1]

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Program 14.2.8.3: Jointly support efforts to establish a regionwide bus pass.

Timing:	1-2 Years
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Ground Transportation/Non-Motorized Transportation

Policy 14.2.9: Promote for bicycle and pedestrian pathways to encourage non-motorized trips.

Program 14.2.9.1: Develop standards and guidelines for support facilities to incorporate into development plans for increased bicycle and pedestrian routes to link appropriate activity centers to nearby residential development.

Timing:	1-2 Years
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

Policy 14.2.10: Manage parking supply to discourage auto use, while ensuring that economic development goals will not be sacrificed.

Program 14.2.10.1: Establish short and long-term parking management strategies at governmental and

[1] Programs which further more than one air quality policy

private facilities in ways that discourage single occupancy vehicle usage and reward high vehicle occupancy rates without placing the County at an economic disadvantage in enticing jobs.[1]

Potential actions could include: **(a)** Reducing or redirecting parking supply; or **(b)** Creating parking "banks" of landscaping and other less intensive land uses which could be used for parking in the future or could be developed with a more intensive land use provided the tenant/owner effectively reduces the demand for parking, through Transportation Demand Management, Regulation XV programs, increased parking costs, etc.).

Timing:	1-2 Years
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Policy 14.2.11: Promote a regional approach to increasing parking costs in order to discourage low vehicle occupancy.

Program 14.2.11.1: Establish parking management strategies for governmental and private facilities in ways that discourage single occupancy vehicle usage and reward high vehicle occupancy rates without placing the County at a competitive disadvantage in enticing jobs.[1]

Potential actions could include: (a) Reducing employee subsidized parking; and (b) Increasing parking enforcement.

Timing:	1-2 Years
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

[1] Programs which further more than one air quality policy

Policy 14.2.13: Invest in clean fuel systems on new local government fleet vehicles.

Program 14.2.13.1: Institute clean fuel systems on new local government fleet vehicles.

Timing:	1-5 Years
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Land Use

Policy 14.3.1: Manage growth by insuring the timely provision of infrastructure to serve new development.

Program 14.3.1.1: Incorporate phasing policies and requirements in general plans and development plans to achieve timely provision of infrastructure (particularly transportation facilities) to serve development.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan/Development Code

Policy 14.3.2: Improve the balance between housing and jobs in order to create a more efficient urban form.

Program 14.3.2.1: Improve jobs/housing balance through new development and redevelopment project reviews and actions.

Potential actions could include: **(a)** project review procedures, ensuring that individual projects have a positive or neutral impact on housing/jobs balance; **(b)** Revising the General Plan land use designations; **(c)** Revising the

Zoning Code; **(d)** Imposing exactions or linkage fees on projects which negatively impact housing/jobs; **(e)** Fast-Tracking projects which improve jobs/housing balance; **(f)** Project review procedures, ensuring that site design allows for alternative modes of transportation (bus stops, bus turnouts, bikeways, pedestrian routes, etc.); **(g)** Phasing growth to ensure that job expansion and housing production occur at a targeted pace; **(h)** Indexing residential development in housing-rich areas to commercial/industrial construction or availability; **(I)** Allowing/encouraging mixed use development; **(j)** Allowing/encouraging planned unit development; **(k)** Giving incentives for employer-provided housing; **(l)** Providing subsidies to attract new businesses; **(m)** Utilizing tax exempt bond financing to encourage job-creating businesses; or **(n)** providing infrastructure and/or land for industrial and commercial development.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan/Development Code

Program 14.3.2.2: Improve jobs/housing balance at a sub-regional level, in relation to major activity centers, as new development occurs.

Potential actions could include: **(a)** Allowing/encouraging intensified commercial or industrial development around transit nodes and along transit corridors; or **(b)** Using an urban limit lines or phasing areas to manage growth.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.3.2.3: Continue support for and consider expansion of the CLOUT demonstration project to incorporate: incentive oriented tax credits; loan programs; small business development programs; and complementary land use policies, all aimed at improving the jobs/housing balance in the western San Bernardino/eastern Los Angeles Counties area.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.3.2.4: Develop and adopt an agreement among the participating jurisdictions as to mutually acceptable approaches to improve and maintain jobs/housing balance.

Timing:	1-5 Years
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Policy 14.3.3: Support a regional approach to regulating the location and design of land uses which are especially sensitive to air pollution.

Program 14.3.3.1: Participate with SCAQMD in jointly formulating appropriate standards for regulating the location and protection of sensitive receptors (schools, day care facilities, hospitals and the like) from excessive and hazardous emissions.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	City Policy

Policy 14.3.4: Integrate air quality planning with the land use and transportation planning process.

Program 14.3.4.1: Locate and design new development in a manner that will minimize direct and indirect emission of air contaminants. Potential actions could include: **(a)** promoting mixed use development to reduce the length and frequency of vehicle trips; **(b)** Providing for increased intensity of commercial or industrial development along existing and proposed transit corridors; or **(c)** Providing for the location of ancillary employee services (including, but not limited to child care, restaurants, banking facilities, convenience markets) at major employment centers for the purpose of reducing midday vehicle trips.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

Particulate Emissions

Policy 14.4.1: Reduce particulate emissions from roads, parking lots, construction sites, and agricultural lands.

Program 14.4.1.1: Adopt incentives, regulations and procedures to manage paved roads so they produce the minimum practicable level of particulates.

Timing:	1-2 Years
Status:	Programmed
Responsible Agency:	Engineering
Scope:	Citywide
Implementing Measure:	City Policy

Program 14.4.1.2: Adopt incentives, regulations and procedures to minimize particulate emissions during road, parking lot and building construction.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	Building Division
Scope:	Citywide
Implementing Measure:	Uniform Codes

Program 14.4.1.3: Adopt incentives, regulations and procedures to control particulate emissions from unpaved roads, drives, vehicle maneuvering areas and parking lots.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

Program 14.4.1.4: Adopt incentives, regulations and procedures to limit dust from agricultural lands and operations (where applicable).

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	Development Code

Policy 14.4.2: Reduce emissions from building materials and methods which generate excessive pollutants.

Program 14.4.2.1: Adopt incentives, regulations and procedures to prohibit the use of building materials and methods which generate excessive pollutants.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	Building Division
Scope:	Citywide
Implementing Measure:	Uniform Codes

Energy Conservation

Policy 14.5.1: Reduce energy consumption through conservation improvements and requirements.

Program 14.5.1.1: Implement plans and programs to phase in energy conservation improvements through the annual budget process.

Timing:	Ongoing
Status:	Unfunded
Responsible Agency:	City
Scope:	Citywide
Implementing Measure:	General Plan

Program 14.5.1.2: Adopt incentives and regulations to enact energy conservation requirements for private development.

Timing:	Ongoing
Status:	Programmed
Responsible Agency:	Building Division
Scope:	Citywide
Implementing Measure:	Uniform Codes

Policy 14.5.2: Reduce water heating emissions resulting from swimming pool heaters and residential and commercial water heaters.

Program 14.5.2.1: Adopt incentives and regulations to reduce emissions from swimming pool heaters.

Timing:	1-2 Years
Status:	Unfunded
Responsible Agency:	Building Division
Scope:	Citywide
Implementing Measure:	Uniform Codes

Program 14.5.2.2: Adopt incentives and regulations to reduce emissions from residential and commercial water heating.

Timing:	1-2 Years
Status:	Unfunded
Responsible Agency:	Building Division
Scope:	Citywide
Implementing Measure:	Uniform Codes

Policy 14.5.3: Promote local recycling of wastes and use of recycled materials.

Program 14.5.3.1: Implement provisions of AB 939 and adopt incentives, regulations and procedures to specify local recycling requirements.

Timing:	1-2 Years
Status:	Funded
Responsible Agency:	Environmental
Scope:	Citywide
Implementing Measure:	General Plan

Amendments to the 1990 Implementation Program:

Resolution No. 90-281	Page 8:	Revision to Policies 8.1.4 and 8.2.1
Resolution No. 93-124	Page 15:	Revision to the Air Quality Policies
Resolution No. 94-26	Page 3:	Revision to Policy 3.3.6

SECTION E - IMPLEMENTATION

15.0 IMPLEMENTATION PROGRAM

15.1 Introduction

The Implementation Program establishes the means to achieve the policies contained in the General Plan Elements. Specific factors considered as part of the Implementation Program are: (1) **timing**, e.g. is the policy on-going, to occur within the next one to five years, etc., (2) **status**, e.g. is the policy in progress, unfunded, etc., (3) **responsible agency**, i.e. who is responsible for carrying out the policy, e.g. the city, county, etc., (4) **scope**, e.g. is the policy city-wide or is it specific to a portion of the city, and (5) **implementing measures**, i.e. what are the principal codes, regulations, ordinances, etc. which will ensure that the policy is carried out. The Implementation Program is presented on Table IMP-1.

A key aspect of the plan's implementation is the zoning ordinance. The program under which this General Plan was undertaken included a comprehensive update of the City's development regulations. These regulations include the zoning ordinance, subdivision code, development and site plan review procedures and standards, as well as all related codes and ordinances governing city control over development. The update of these codes and ordinances in conjunction with the preparation of the General Plan ensures conformance between the planning documents and the primary implementing tools.

Plan policies and current city procedures call for annual review of the General Plan. A major part of this review is a comparison between the Development Code/Zoning Map and the General Plan/Land Use Policy Map. Any inconsistencies discovered during this review will be rectified at the next scheduled General plan amendment hearing, or as a development code amendment.

TABLE IMP-1

IMPLEMENTATION STRATEGY

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
LAND USE ELEMENT						
3.1.1	Establish strong economic base	Ongoing	In process	City	Citywide commercial/industrial areas adjacent major highways and railroads	Zoning
3.1.2	Encourage residential variety	Ongoing	In process	City/County	City (residential areas)	Zoning/Specific Plans
3.1.3	Support "upscale" housing	Ongoing	In process	City	City (residential areas)	Zoning, Specific Plans
3.1.4	Encourage office/commercial	Ongoing	In process	City	Linked by major arterials (commercial/ industrial areas)	Zoning
3.2.1	Maximize land use compatibility	Ongoing	In process	City	City	Zoning, subdivision ordinance, site plan review procedures
3.2.2	Facilitate regional uses	Ongoing	In process	City	City (commercial areas)	Zoning
3.2.3	Encourage infill	Ongoing	In process	City	City (residential areas)	Zoning
3.3.1	Promote commercial centers, discourage strip development	Ongoing	In process	City	City (commercial areas)	Zoning
3.3.2	Encourage incremental development	Ongoing	In process	City	Citywide	Zoning
3.3.3	Manage growth in relation to public facilities	Ongoing	In process	City	Citywide	User fees, conditions of approval
3.3.4	Require new development to pay facility and service costs	Ongoing	In process	City	Citywide	User fees, conditions of approval
3.3.5	Pursue responsible annexation	Ongoing	In process	City	Sphere of Influence	City policy

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
3.3.6	"Master Capital Facilities/Services Study and Plan" or alternative financing plan shall be required for specific plan or subdivision map (Revised 4/5/94: Res. No. 94-26)	Ongoing	In process	City	Citywide	City policy, Development
3.3.7	One dwelling unit/structure per existing lot of record	Ongoing	Programmed	City	Citywide	Development Code
CIRCULATION ELEMENT						
4.1.1	Provide street classifications	Ongoing	Programmed	City	Citywide	General Plan
4.1.2	Limit access to arterials	Ongoing	Programmed	City	Citywide	General Plan
4.1.3	Design for anticipated need	Ongoing	Programmed	City	Citywide	Development Code
4.1.4	Regulate intensity of use re: traffic	Ongoing	Programmed	City	Citywide	General Plan
4.1.5	Design traffic control to meet City needs	Ongoing	Programmed	City	Citywide	General Plan
4.1.6	Meet safety standards	Ongoing	Programmed	City	Citywide	General Plan
4.1.7	Coordinate improvements	Ongoing	Programmed	City/County	Citywide/State	General Plan
4.1.8	Maintain LOS C	Ongoing	Programmed	City	Citywide	General Plan
4.1.9	Locate major traffic generators to protect local streets	Ongoing	Programmed	City	Citywide	General Plan
4.1.10	Provide bus turnouts	Ongoing	Unfunded	City/County	Citywide	General Plan
4.11	Plan interchange at I-10 at Alder and Beech	1-5 years	Unfunded	City/State	I-10 interchange	General Plan/Redevelopment

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
4.1.12	Use left-turn pockets	Ongoing	Programmed	City	Citywide	General Plan
4.2.1	Provide for regional transportation	Ongoing	Programmed	City/County	Citywide	General Plan
4.2.2	Support regional bus systems	Ongoing	Programmed	City/County	Citywide	General Plan
4.2.3	Provide a "Trans Center"	Ongoing	Unfunded	City/County	Citywide	General Plan
4.3.1	Coordinate with SCAG, SBCTC, SCRTD	Ongoing	Programmed	City/County	Citywide	General Plan
4.3.2	Recognize private transport services	Ongoing	Programmed	City	Citywide	General Plan
4.3.3	Coordinate with human services	Ongoing	Programmed	City	Citywide	General Plan
4.3.4	Require new development to put in bus shelters	Ongoing	Unfunded	City/County	Citywide	General Plan
4.3.5	Provide for disabled persons	Ongoing	Programmed	City	Citywide	General Plan
4.3.6	Encourage ridesharing	Ongoing	Programmed	City	Citywide	General Plan
4.3.7	Provide transit services for elderly, handicapped, and for recreational purpose	Ongoing	Programmed	City	Citywide	General Plan
4.4.1	Establish bike & pedestrian trail	Ongoing	Programmed	City	Citywide	General Plan
4.4.2	Encourage pedestrian paths	Ongoing	Programmed	City	Citywide	General Plan
4.4.3	Encourage bike storage	Ongoing	Programmed	City	Citywide	General Plan
4.4.4	Provide for disabled persons	Ongoing	Programmed	City	Citywide	General Plan
4.4.5	Provide bike racks	Ongoing	Unfunded	City	Citywide	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
4.4.6	Assure bike route compatibility	Ongoing	Programmed	City	Citywide	General Plan
4.4.7	Use right-of-way for bikes	Ongoing	Programmed	City	Citywide	General Plan
4.4.8	Encourage pedestrian trails in hills	Ongoing	Unfunded	City	Citywide	General Plan
4.4.9	Maintain pedestrian trails	Ongoing	Unfunded	City	Citywide	General Plan
4.5.1	Designate truck routes	Ongoing	Programmed	City	Citywide	General Plan
4.5.2	Design truck routes for safety	Ongoing	Programmed	City	Citywide	General Plan
4.5.3	Develop buffering adjacent to truck routes	Ongoing	Unfunded	City	Citywide	Development Code
4.5.4	Provide adequate loading/ unloading areas	Ongoing	Programmed	City	Citywide	Development Code
4.5.5	Enforce truck regulations	Ongoing	Programmed	City/County/ State	Citywide	General Plan
4.6.1	Ensure safe rail operations	Ongoing	Programmed	City/County/ State	Adjacent rail lines	General Plan
4.6.2	Establish connections between rail and activity centers	Ongoing	Programmed	City/County/ State	Adjacent rail lines	General Plan
4.6.3	Provide spur access to industrial areas	Ongoing	Unfunded	City/County/ State	Adjacent rail lines	General Plan
4.6.4	Develop safe rail crossings	Ongoing	Programmed	City/County/ State	Adjacent rail lines	General Plan
4.6.5	Provide appropriate noise attenuation	Ongoing	Programmed	City/County/ State	Adjacent rail lines	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
4.6.7	Analyze potential for rail station	Ongoing	Unfunded	City/Railroad	Local	General Plan
HOUSING ELEMENT						
(See Housing Element Section 5.4 - Implementation-Funding and Housing Programs for detailed implementation program)						
COMMUNITY DESIGN ELEMENT						
6.1.1	Establish development standards	1 year	In process	City	Citywide	Development Code
6.1.2	Consider adjacent development	Ongoing	In process	City	Citywide	Development Code
6.2.1	Ensure variety in large developments	Ongoing	In process	City	Citywide	Development Code
6.2.2	Establish landscape requirements	Ongoing	In process	City	Citywide	Development Code
6.2.3	Active code enforcement	Ongoing	In process	City	Citywide	Development Code
6.2.4	Landscape medians	Ongoing	In process	City	Arterial medians	Development Code
6.3.1	Encourage Preservation	Ongoing	In process	City	Citywide	Development Code
6.3.2	Provide incentives for preservation	Ongoing	Unfunded	City	Citywide	Development Code
6.3.3	Ensure ordinance consistency with preservation	Ongoing	In process	City	Citywide	Development Code
6.3.4	Establish historic district	1-5 years	Unfunded	City	Citywide	Development Code
6.4.1	Protect natural character of hills	Ongoing	In process	City	Hillsides	Development Code
6.4.2	Establish open space network	1-5 years	Unfunded	City	Citywide	Development Code
6.4.3	Promote commercial core design theme	Ongoing	Unfunded	City	Commercial areas	Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
6.4.4	Establish arterial corridor design theme	1-5 years	In process	City	Arterial corridors	Development Code
6.4.5	Establish Civic Center design theme	1-5 years	Unfunded	City	Civic Center	Development Code
ECONOMIC DEVELOPMENT ELEMENT						
7.2.1	Encourage full range of commercial uses	Ongoing	In process	City	City (commercial areas)	Zoning
7.2.2	Limit adverse effects on existing business	Ongoing	In process	City	City (commercial areas)	Zoning
7.2.3	Cluster commercial uses	Ongoing	In process	City	City (commercial areas)	Zoning
7.2.4	Promote industrial development	Ongoing	In process	City	City (industrial areas)	Zoning
7.2.5	Arrest blight in retail areas	Ongoing	In process	City	City (retail areas)	Zoning, Development Code
7.2.6	Monitor fiscal impact of new development	Ongoing	In process	City	Citywide	Development review policy
7.2.7	Encourage single-family development	Ongoing	In process	City	Citywide	Zoning
7.2.8	Develop one-time fee structure	Ongoing	In process	City	Citywide	Development Code
7.2.9	Require fiscal analysis in conjunction with EIRs	Ongoing	In process	City	Citywide	Development review policy
7.2.10	Maintain target industry list	Ongoing	In process	City	Citywide	Planning policy
7.2.11	Maintain liaison with Chamber of Commerce	Ongoing	In process	City	Citywide	Planning policy
7.2.12	Develop fiscal benefit model	1-2 years	Programmed	City	Citywide	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
7.2.13	State campus	Ongoing	Programmed	City	Citywide	General Plan
INFRASTRUCTURE ELEMENT						
General Policies:						
8.1.1	Development shall be phased in accordance with necessary infrastructure	Ongoing	Programmed	City/County/ CVFD/School Dists/SBCFC/ Dist/Fontana Water/CBMWD	Citywide	General Plan
8.1.2	"Leapfrog" development not permitted	Ongoing	Programmed	City	Citywide	General Plan
8.1.3	Financing plans for infrastructure improvements required	Ongoing	Unfunded	City/County	Citywide	Development Code
8.1.4	Master Capital Facilities Study and Plan (Revised 12/18/90: Res. No. 90-281)	1 year	In progress	City	North of Baseline Avenue	General Plan
8.2.1	Creation of Community Facilities District for North Fontana, although the Benefit Area and the Assessment District may extend significantly beyond the area referred to as North Fontana (Revised 12/18/90: Res. No. 90-281)	1-5 years	In progress	City	North Fontana	City financing & bonding procedures
Water Policies:						
8.3.1	Conservation and development of water resources	Ongoing	Programmed	City/County/ SBCFC Dist/ CBMWD/Fontana Water Co	Citywide	Development Code, Uniform Building Code, CEQA

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
8.3.2	Prevent contamination of water resources	Ongoing	Programmed	City/County/ State/Federal	Citywide	Development Code, County Hazardous Waste Management Plan, EPA, CEQA
8.3.3	"Grey Water" usage	Ongoing	Programmed	City/County	Citywide	General Plan
Sewers:						
8.4.1	Develop standards for minimizing water use	Immediate & Ongoing	Unfunded	City	Citywide	General Plan
8.5.1	Investigate reuse options for RP-3 tertiary wastewater	1-5 years	Unfunded	City/CBMWD	Southridge area	General Plan
Solid Waste:						
8.6.1	Encourage recycling of solid wastes	Ongoing	In progress	City/County	Citywide	County Waste Management Plan
Flood Control:						
8.7.1	Support implementation of SBFCD Comprehensive Storm Drain Plan	Ongoing	In progress	City/County/ SBFCD	Citywide	SBFCD Comprehensive Storm Drain Plan
8.7.2	Create community facility district to equitably finance flood control infrastructure	1-5 years	In progress	City	Citywide	City financing and bonding measures
8.7.3	Retention/detention basins are not acceptable	Immediate & Ongoing	In progress	City	Citywide	General Plan
8.8.1	Encourage multi-use of flood control facilities for open space and recreation purposes	Ongoing	Unfunded	City/SBFCD/ Private	Citywide	General Plan
PUBLIC SERVICES/FACILITIES ELEMENT						
9.1.1	Maintain police/residents ratio	Ongoing	Programmed	City	Citywide	General Plan, Budget

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
9.1.2	Provide new police facilities	Ongoing	Programmed	City	Citywide	General Plan, CIP
9.1.3	Fire Rating of Class 3	Ongoing	Programmed	City	Citywide	General Plan, CIP
9.1.4	New fire station at Sierra & Slover	Ongoing	Programmed	City	Citywide	General Plan, CIP
9.1.5	Maintain fire protection level	Ongoing	Programmed	City	Citywide	General Plan, CIP
9.1.6	Fire and police response	Ongoing	Programmed	City	Citywide	General Plan
9.1.7	Attain Public Service standards	Ongoing	Programmed	City	Citywide	General Plan, Budget
9.1.8	Community hospital feasibility	Ongoing	Programmed	City	Citywide	General Plan
9.1.9	City Fire Department feasibility	Ongoing	Programmed	City	Citywide	General Plan, CIP
9.1.10	Southridge library feasibility	Ongoing	Programmed	City	Citywide	General Plan, CIP
9.2.1	Phase development in accordance with provisions of adequate service and facilities	Ongoing	Programmed	City/CVFD/ County/ School Dist	Citywide	General Plan
9.2.2	Financing plans are required for capital improvements to public service facilities	Ongoing	Unfunded	City/CVFD/ County/ School Dist	Citywide	City and County financing and bonding procedures, General Plan
CONSERVATION ELEMENT						
Water Resources:						
10.1.1	Maintain and improve the quality and quantity of local and regional ground water resources	Ongoing	In progress	City/CBMWD/ County/State	Regional	Development Code, Regional Water Quality Plan, CEQA
10.2.2	Water conservation measures must be incorporated into new developments	Immediate & Ongoing	Unfunded	City	Citywide	Development Code, Uniform Building Code, CEQA

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
10.1.3	Require use of drought tolerant landscapes in new development; encourage replacement of water consumptive landscapes	Immediate & Ongoing	Unfunded	City	Citywide	Development Code, Landscape standards, CEQA
10.1.4	Study reuse options of RP-3 treated water	1-5 years	Unfunded	City/CBMWD	Southridge area	General Plan
10.1.5	Encourage expeditious cleanup of contaminated soil and groundwater at Kaiser Steel site	Ongoing	In progress	City/County/ State/EPA	Kaiser Steel site	County Hazardous Waste Management Plan, Federal Clean Water Act, CEQA
10.1.6	Encourage preservation of agricultural uses	Ongoing	In progress	City	Citywide	Development Code, CEQA
10.1.7	Reduce soil erosion. Requires erosion control plan for new development	Immediate & Ongoing	Unfunded	City	Citywide	Development Code, CEQA
10.1.8	Encourage development of community gardens in multi-family and planned unit developments	Ongoing	Unfunded	City	Citywide	Development Code, CEQA
10.1.9	Minimize grading impacts	Immediate & Ongoing	Unfunded	City	Citywide	Development Code, CEQA
10.1.10	Require feasibility study for curbside recycling program	1-5 years	Unfunded	City	Citywide	General Plan
10.1.11	Support expansion-Fontana landfill	Immediate	Unfunded	City/County	Citywide	County Solid Waste Management Plan
10.2.1	Minimize biotic impact	Immediate	Unfunded	City	Citywide	Development Code, CEQA
10.2.2	Establish wildlife corridors in City	Immediate & Ongoing	Unfunded	City/County	Citywide-utility corridors	Development Code, CEQA, Development Agreements

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
10.2.3	Encourage tree planting	Immediate & Ongoing	Unfunded	City	Citywide-utility corridors	Development Agreement, CEQA
10.3.1	Encourage use of alternative energy resources, e.g., solar energy	Immediate & Ongoing	Unfunded	City	Citywide	Development Code, Uniform Building Code
10.3.2	Encourage design techniques which conserve energy	Immediate & Ongoing	Unfunded	City	Citywide	Development Code, Uniform Building Code
10.4.1	Preservation of archaeological resources	Ongoing	In progress	City	Citywide	General Plan, Development Code
10.4.2	Adoptive reuse of historical buildings	Ongoing	In progress	City	Citywide	General Plan, Development Code
10.5.1	Aggregate resources	Ongoing	In progress	City	Citywide	General Plan, Development Code
10.5.2	Reclamation of mined lands	Ongoing	In progress	City	Citywide	General Plan, Development Code
10.5.3	Mineral production mitigation	Ongoing	In progress	City	Citywide	General Plan, Development Code, CEQA
10.5.4	Aggregate resource extraction hazards	Ongoing	In progress	City	Citywide	General Plan, Development Code, CEQA
OPEN SPACE ELEMENT						
11.1.1	Balance natural and recreational open space	Ongoing	Programmed	City	Citywide	General Plan
11.1.2	Preserve significant natural habitat areas	Ongoing	Programmed	City	Habitat areas	General Plan
11.2.1	Require open space and recreation areas with new residential development	Ongoing	Programmed	City	Citywide	Development Code

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
11.2.2	Establish new neighborhood parks	Ongoing	Unfunded	City	Citywide	General Plan
11.2.3	Develop parks in conjunction with schools	Ongoing	Unfunded	City/ School Dist	Citywide	General Plan
11.2.4	Ensure park design meets user needs	Ongoing	Programmed	City	Citywide	General Plan
11.2.5	Define additional cultural facilities	Ongoing	Unfunded	City	Citywide	General Plan
11.2.6	Park standards	Ongoing	Unfunded	City	Citywide	General Plan
11.2.7	Prepare Park Master Plan	Immediate	Programmed	City	Citywide	General Plan
11.3.1	Preserve hilly areas	Ongoing	Programmed	City	Areas with slopes greater than 30%	General Plan
11.4.1	Establish open space/ recreation networks	Ongoing	Programmed	City/County	Adjacent creeks, channels, and rights-of-way	General Plan, Development Code
SAFETY ELEMENT						
12.1.1	Restrict development from slope and flood areas	Ongoing	Programmed	City	Areas of 30% slope and flood prone areas (100-year and 500-year flood)	General Plan, Development Code
12.1.2	Restrict development in Alquist-Priolo zone areas	Ongoing	Programmed	City	Alquist-Priolo areas	Special Studies Zone Act
12.1.3	Fire management plans in areas subject to wildfires	Immediate	Unfunded	City/County /Fire	Hillside and vacant areas	Fire Management Plan
12.2.1	Survey all unreinforced masonry structures	1-5 years	Unfunded	City	Developed portions of City	General Plan
12.2.2	Continue updating of emergency development plan	Ongoing	Programmed	City/County	Citywide	General Plan

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
12.3.1	Support Federal, State, and County agencies	Ongoing	Programmed	City/County/ State/Federal	Citywide	General Plan
12.3.2	Fire and police development review re: emergency services	Ongoing	Programmed	City/County	Citywide	Development Review Procedures
12.3.3	Ensure safe construction	Ongoing	Programmed	City	Citywide	General Plan
12.4.1	Enforce disclosure laws re: hazardous materials	Ongoing	Programmed	City	Citywide	General Plan
12.4.2	Identify hazardous material transport routes	Immediate	Unfunded	City/State	Industrial/ commercial areas	General Plan, Emergency Plan
12.4.3	Cooperate with railroads re: hazard-ous Emergency Plan materials	Ongoing	Programmed	City	Adjacent railroads	General Plan
12.4.4	Maintain separation between hazardous materials and areas where people live or congregate	Ongoing	Programmed	City	Citywide - interface between industrial and commercial areas	Zoning and Development Review
12.4.5	Commercial and industrial uses must participate in hazardous material mitigation	Ongoing	Programmed	City	Industrial areas	General Plan
12.4.6	Encourage cleanup at the Kaiser Steel site	Ongoing	Programmed	City/County /State	Kaiser Steel site	City policy
NOISE ELEMENT						
13.1.1	Construct barriers, participate in abatement plans	Ongoing	Unfunded	City/State	Residential areas adjacent major highways/railroads	City noise ordinance
13.1.2	Include noise mitigation in new roadway projects	Ongoing	Programmed	City	Areas adjacent roadways	City noise ordinance
13.1.3	Reduce transportation noise	Ongoing	Unfunded	City/State	Areas adjacent roadways	City noise ordinance

TABLE IMP-1
IMPLEMENTATION STRATEGY (continued)

	Policy (see Element text for complete policy)	Timing	Status	Responsible Agency	Scope	Principal Implementing Codes/ Ordinances/Plans/Regulations, etc.
13.1.4	Enforce noise laws	Ongoing	Programmed	City	Citywide	City noise ordinance
13.2.1	Establish community noise ordinance	1-5 years	Unfunded	City	Citywide	City noise ordinance
13.2.2	Monitor Rialto Airport noise	Ongoing	Unfunded	City	Airport Influence area	General Plan/Noise Ordinance
13.2.3	Encourage acoustical design to meet noise standards	Ongoing	Unfunded	City	Citywide	General Plan/Noise Ordinance
13.3.1	Establish community noise ordinance	1-2 years	Unfunded	City	Citywide	General Plan

AIR QUALITY ELEMENT

See Air Quality Section 14.6 (Air Quality Program) for detailed implementation program (Revised 10/19/93: Res. No. 93-124)

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